

PT OF LOT 1
IN OR 521 PG 194
WOODLAND EST #1 PB 4/29 & 30

ROBERTS VERNON RUSSELL JR
43283 PINERIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	2.	100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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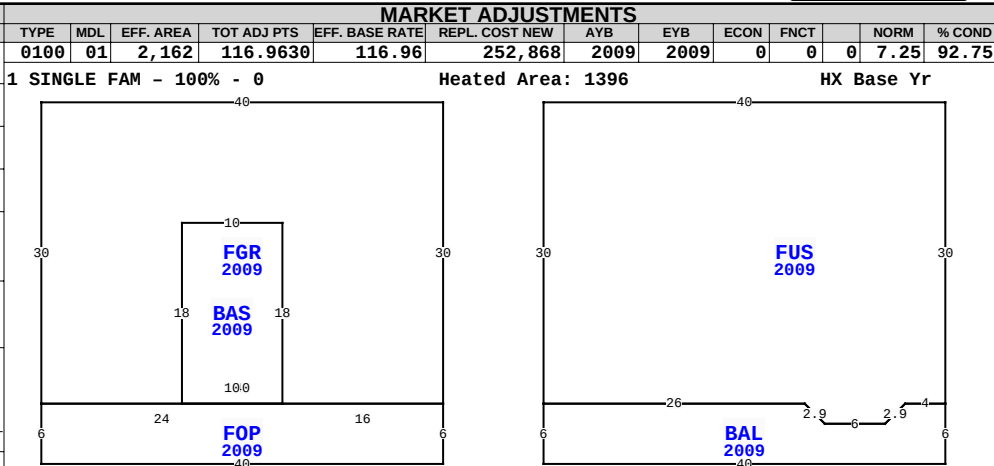
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	224	15	2009	34	3,689
BAS	180	100	2009	180	19,527
FGR	1,200	55	2009	660	71,597
FOP	240	30	2009	72	7,810
FUS	1,216	100	2009	1,216	131,912

TOTALS	3,060			2,162	234,535
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	10	12	144.00	SF	6.50	6.50	463
2	0810	CONCRETE A	0	100	28	16	448.00	SF	6.50	6.50	1,441
3	0812	CONCRETE C	0	100	0	0	1,293.00	SF	4.00	4.00	2,819
4	0940	SHEDS/PORT	0	100	25	10	240.00	SF	30.00	30.00	1,440
5	0810	CONCRETE A	0	100	0	0	250.00	SF	6.50	6.50	1,446
6	0810	CONCRETE A	0	100	0	0	936.00	SF	6.50	6.50	5,415
7	0803	ASPHALT C	0	100	0	0	1,847.00	SF	2.00	2.00	2,216
8	0680	POLE SHED	0	100	36	30	1,080.00	SF	10.00	10.00	10,260

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	3.00	AC	

REVIEW DATE	01/06/2023	BY	KWA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU

43283 PINDERIDGE DR, CALLAHAN				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	
448.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,441	
1,293.00	SF	4.00	4.00	100	1989	1989	3	54.5	2,819	
240.00	SF	30.00	30.00	100	1991	1991	3	20	1,440	
250.00	SF	6.50	6.50	100	2009	2009	3	89	1,446	
936.00	SF	6.50	6.50	100	2009	2009	3	89	5,415	
1,847.00	SF	2.00	2.00	100	2008	2008	3	60	2,216	
1,080.00	SF	10.00	10.00	100	2022	2022	3	95	10,260	

TOTAL OB/XF												25,500	
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE	VAL
06	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	30,000.00		30,000.00	
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Market:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	243,829		
TOTAL MARKET OB/XF VALUE	25,500		
TOTAL LAND VALUE - MARKET	90,000		
TOTAL MARKET VALUE	359,329		
SOH/AGL Deduction	174,791		
ASSESSED VALUE	184,538		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	133,816		
TOTAL JUST VALUE	359,329		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	312,997		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22067	CO ISSUED	0	07/09/2009
B22067	NEW CONSTR	184,668	11/01/2008
E21411	NEW CONSTR	2,500	11/01/2008
M14247	H/AC	0	11/01/2008
P13556	NEW CONSTR	0	11/01/2008
R11644	REPAIR/RRF	0	11/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0521/0194	6/29/1987	WD	U	V	
GRANTOR: WALKER NANCY W					
GRANTEE: ROBERTS VERNON R JR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2009] W40 S30 FOP=[YR=2009] S6 E40 N6 W16					
BAS=[YR=2009] N18 W10 S18 E10 \$ W24\$ E40 N30\$ PTR=E10					
FUS=[YR=2009] E40 S30 BAL=[YR=2009] S6 W40 N6 E26 D2 R2 E6					
U2 R2 E4\$ W4 D2 L2 W6 U2 L2 W26 N30\$ W10\$.					

Common:	90,000
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