PT OF LOT 3 (S-1 & S-2)
IN OR 2607/530
WOODLAND ESTATES #1 PB 4/29-30

BLACKSHEAR JOHN D & MONIKA L
43154 WOODLAND LANE
CALLAHAN, FL 32011

**2025**

**16-1N-25-2910-0003-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

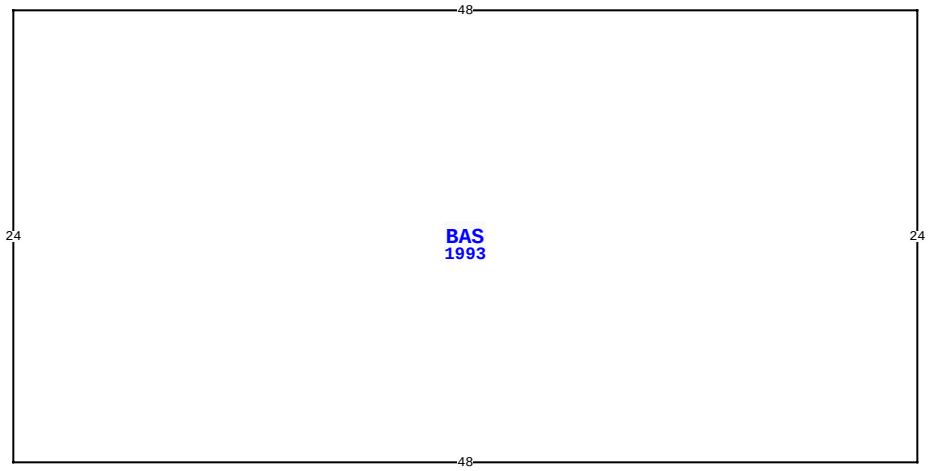
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | 1993 | 1,152 | 34,062 |
| TOTALS | 1,152 | | | 1,152 | 34,062 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,152 | 123.2000 | 98.56 | 113,541 | 1982 | 1982 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 0% - 2023 Heated Area: 1152 HX Base Yr




43201 PINERIDGE DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 34,062 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 102,900 |
| TOTAL MARKET VALUE | 136,962 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 136,962 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 136,962 |
| TOTAL JUST VALUE | 136,962 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 132,704 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2607/0530 | 12/09/2022 | WD | U | I | 30 | 55,000 |
| GRANTOR: KIRKLAND AMANDA BLACK | | | | | | |
| GRANTEE: BLACKSHEAR JOHN D & | | | | | | |
| 1713/1088 | 9/22/2010 | WD | U | I | 11 | 100 |
| GRANTOR: LAIRSEY RONALD K & ST | | | | | | |
| GRANTEE: BLACKSHEAR J DAWSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S 24 E48 N24$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | 0005 | OR | 0.00 | 0.00 | 2.94 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 102,900 | | | | | | | |

REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.94 Total Land Value: 102,900 Market: 0 Agricultural: 0 Common: 102,900 PRINTED 07/30/2025 BY SYS