

NW'LY 281.85 FT OF LOT 10
IN OR 1887/971
WOODLAND ESTATES #1 PB 4/29-30

STEINMETZ KENNETH S & MARY JO
43102 WOODLAND LANE
CALLAHAN, FL 32011

2025

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



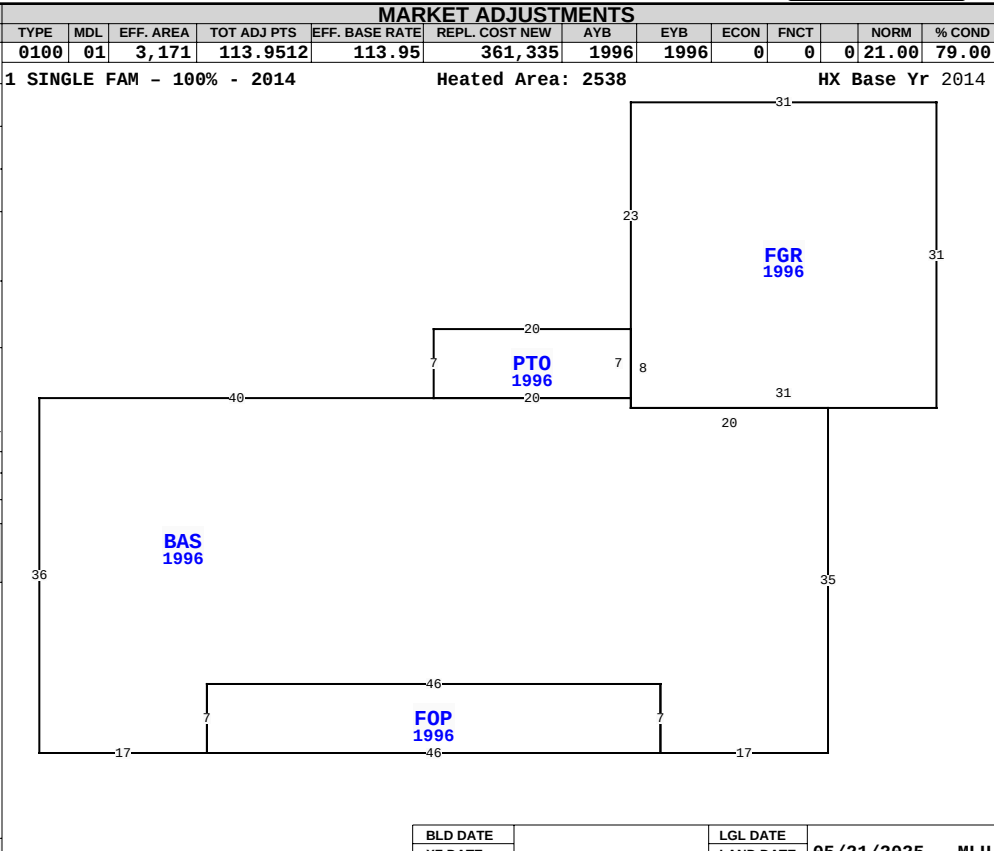
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	2,538	100	1996	2,538	228,472
FGR	961	55	1996	529	47,621
FOP	322	30	1996	97	8,732
PTO	140	5	1996	7	630
TOTALS	3,961			3,171	285,455

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,815.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	849.00	SF	7.25
5	0476	VF 6 SBPL	0	100	0	0	112.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.68



TOTAL OB/XF									
46,358									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					315,073				
TOTAL MARKET OB/XF VALUE					46,358				
TOTAL LAND VALUE - MARKET					75,600				
TOTAL MARKET VALUE					437,031				
SOH/AGL Deduction					191,471				
ASSESSED VALUE					245,560				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					194,838				
TOTAL JUST VALUE					437,031				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					389,159				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002708	XFOB	59,892	03/26/2020
E984553	NEW CONSTR	0	03/01/1998
B984636	SWIM POOL	14,000	02/01/1998
8362	GARAGE	0	12/01/1995
B9502369	NEW CONSTR	104,757	11/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1887/0971	10/15/2013	WD	Q	I	02	230,000
GRANTOR: LINTON MICHAEL L						
GRANTEE: STEINMETZ KENNETH S						
1328/1960	6/28/2005	QC	Q	I	01	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1996] W31 S23 PTO=[YR=1996] W20 S7 BAS=[YR=1996] W40 S36 E17 FOP=[YR=1996] E46 N7 W46 S7\$ N7 E46 S7 E17 N35 W20 N1 W20\$ E20 N7\$ S8 E31 N31\$.									

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