

LOT 16
WOODLAND ESTATES UNIT 1
PB 4/29 & 30, PT LOT 37

UNDERWOOD THOMAS P & PATSY D
43309 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	06	BD/BATTEN 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	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

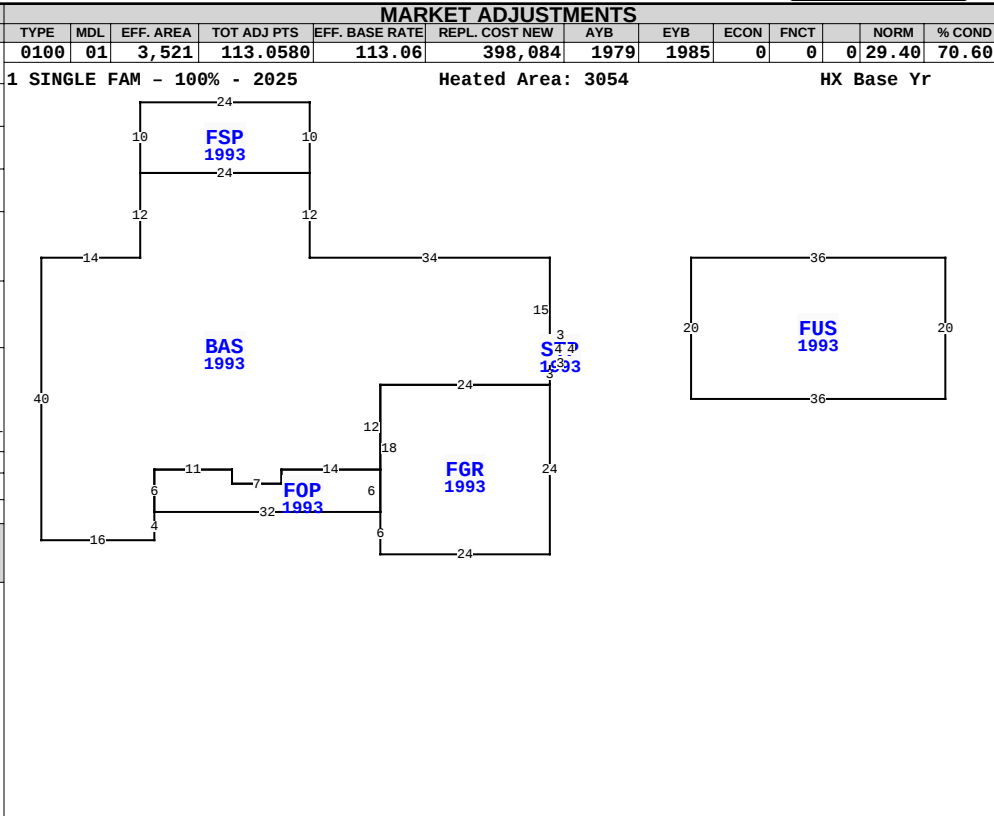
MAR NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100	1993	2,334	186,301
FGR	576	55	1993	317	25,303
FOP	178	30	1993	53	4,230
FSP	240	40	1993	96	7,663
FUS	720	100	1993	720	57,471
STP	12	10	1993	1	80

TOTALS	4,060			3,521	281,047
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	12	14	168.00	SF	20.10	20.10
2	0811	CONCRETE B	0 100	0	0	700.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50
4	0812	CONCRETE C	0 100	0	0	6,758.00	SF	4.00	4.00
5	0501	FP-AVERAGE	0 100	0	0	2.00	UT	5,000.00	5,000.00
6	0350	CARPORT WD	0 100	25	26	650.00	SF	13.00	13.00
7	0350	CARPORT WD	0 100	25	25	625.00	SF	13.00	13.00
8	0510	GARAGE WD-	0 100	0	0	2,568.00	SF	35.00	35.00
9	1242	WD DECK A	0 100	14	17	238.00	SF	10.00	10.00
10	1242	WD DECK A	0 100	0	0	210.00	SF	10.00	10.00

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	6.08



TOTAL OB/XF														
42,692														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0006	OR	0.00	0.00	6.08	AC		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		281,047	
TOTAL MARKET OB/XF VALUE		50,439	
TOTAL LAND VALUE - MARKET		118,560	
TOTAL MARKET VALUE		450,046	
SOH/AGL Deduction		0	
ASSESSED VALUE		450,046	
TOTAL EXEMPTION VALUE		13	450,046
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		450,046	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-09054	REROOF- WORKSHOP	32,000	07/17/2023
R23-09050	REROOF- CARPORT	15,000	07/17/2023
R23-09046	RE ROOF- SFR	40,000	07/17/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1937/0024	9/05/2014	WD Q	Q	I	05	295,000	
GRANTOR: BROWN PAMELA G & BRIA							
GRANTEE: UNDERWOOD THOMAS P							
1685/0706	6/20/2006	QC U	I	I	11	100	
GRANTOR: BROWN JOHN P							
GRANTEE: BROWN PAMELA G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W34 N12 FSP=[YR=1993] N10 W24 S10 E24\$ W24 S12 W14 S40 E16 N4 FOP=[YR=1993] E32 FGR=[YR=1993] S6 E24 N24 W24 S18\$ N6 W14 S2 W7 N11 S6\$ N6 E11 S2 E7 N2 E14 N12 E24 N3 STP=[YR=1993] E3 N4 W3 S4 \$ N15\$ PTR=E20 FUS=[YR=1993] E36 S20 W36 N20\$ W20\$.									

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REVIEW DATE 01/06/2023 BY KWA Total Acres: 6.08 Total Land Value: 118,560 Market: 0 Agricultural: 0 Common: 118,560 PRINTED 07/30/2025 BY SYS