LOT 17 OR 278 PG 482
IN OR 2093/193
WOODLAND ESTATES UNIT 1

STANLEY JANET L/E/
43261 FREEDOM DRIVE
CALLAHAN, FL 32011

**2025**

**16-1N-25-2910-0017-0000**

## BUILDING CHARACTERISTICS

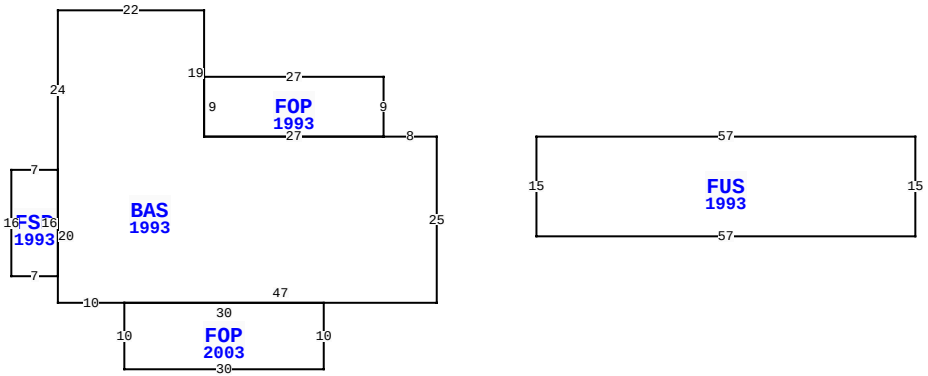
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 12 | CEDAR 10 |
| Roof Structur | 07 | GAMBREL 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,843 | 100 | 1993 | 1,843 | 179,059 |
| FOP | 243 | 30 | 1993 | 73 | 7,092 |
| FOP | 300 | 30 | 2003 | 90 | 8,744 |
| FSP | 112 | 40 | 1993 | 45 | 4,372 |
| FUS | 855 | 100 | 1993 | 855 | 83,069 |
| TOTALS | 3,353 | | | 2,906 | 282,337 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,906 | 97.4592 | 128.65 | 373,857 | 1989 | 1989 | 0 | 0 | 0 | 24.48 | 75.52 |

1 SNGL FAM – 100% - 0 Heated Area: 2698 HX Base Yr




43261 FREEDOM DR, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 282,337 |
| TOTAL MARKET OB/XF VALUE | | 6,314 |
| TOTAL LAND VALUE - MARKET | | 136,200 |
| TOTAL MARKET VALUE | | 424,851 |
| SOH/AGL Deduction | | 235,186 |
| ASSESSED VALUE | | 189,665 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 133,943 |
| TOTAL JUST VALUE | | 424,851 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 357,369 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1213170 | REPAIR/RRF | 13,200 | 10/01/2012 |
| R4729 | REPAIR/RRF | 600 | 01/28/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2093/0193 | 1/03/2017 | WD | U | I | 11 | 100 |
| GRANTOR: STANLEY JANET | | | | | | |
| GRANTEE: STANLEY JAMES KIRBY | | | | | | |
| 0278/0482 | 11/01/1978 | WD | Q | V | | 13,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 24 | 288.00 | SF | 30.00 | 30.00 | 100 | 1987 | 1987 | 3 | 20 | 1,728 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1989 | 1989 | 3 | 64 | 1,280 | |
| 3 | 0940 | SHEDS/PORT | 0 | 100 | 16 | 12 | 192.00 | SF | 30.00 | 30.00 | 100 | 1991 | 1991 | 3 | 20 | 1,152 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 0 | 0 | 184.00 | SF | 30.00 | 30.00 | 100 | 1993 | 1993 | 3 | 20 | 1,104 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 35 | 10 | 350.00 | SF | 15.00 | 15.00 | 100 | 1993 | 1993 | 3 | 20 | 1,050 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W8 FOP=[YR=1993] N9 W27 S9 E27$ W27 N19 W22 S24 FSP=[YR=1993] W7 S16 E7 N16$ S20 E10 FOP=[YR=2003] S10 E30 N10 W30$ E47 N25$ PTR=E15 FUS=[YR=1993] E57 S15 W57 N15$ W15$.

## LAND DESCRIPTION

TOTAL OB/XF 6,314

| 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 | 100 | 0006 | OR | 0.00 | 0.00 | 4.54 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 136,200 | | | | | | | |

REVIEW DATE 05/20/2024 BY TWA Total Acres: 4.54 Total Land Value: 136,200 Market: 0 Agricultural: 0 Common: 136,200 PRINTED 07/30/2025 BY SYS