

LOT 18
IN OR 974/130
WOODLAND ESTATES UNIT 1

FORREST KENNETH D
43175 FREEDOM DRIVE
CALLAHAN, FL 32011-4231

2025

16-1N-25-2910-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	825	100	1999	825	110,271
BAS	2,111	100	1999	2,111	282,162
FGR	440	55	1999	242	32,347
FOP	84	30	1999	25	3,341
FOP	167	30	1999	50	6,684
PTO	60	5	1999	3	401

TOTALS	3,687			3,256	435,205
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	7,379.00	SF	4.00

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	7.38

REVIEW DATE 07/16/2021 BY KB

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,256	119.1308	157.25	512,006	1999	2004	0	0	0 15.00	85.00
1 SNGL FAM - 100% - 2001 Heated Area: 2936 HX Base Yr 2001											

43175 FREEDOM DR, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
2	0812	CONCRETE C	0	100	0	0	7,379.00	SF	4.00	4.00	100	2003	2003	3	82	24,203	

TOTAL OB/XF											25,823		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
06 OR	0.00	0.00	7.38	AC		1.00	1.00	0.50	19,500.00	9,750.00			

Total Acres: 7.38 Total Land Value: 71,955 Market: 0 Agricultural: 0 Common: 71,955

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		521,139	
TOTAL MARKET OB/XF VALUE		25,823	
TOTAL LAND VALUE - MARKET		71,955	
TOTAL MARKET VALUE		618,917	
SOH/AGL Deduction		328,381	
ASSESSED VALUE		290,536	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		239,814	
TOTAL JUST VALUE		618,917	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		583,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001922	REPAIR/RRF	38,279	02/18/2021
B94858	NEW CONSTR	126,777	03/01/1994

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0974/0130	3/07/2001	QC	Q	I	01	100			
GRANTOR: DUETT WANDA FORREST									
GRANTEE: FORREST KENNETH D									
0500/0421	10/01/1986	WD	Q	V		9,600			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W40 FOP=[YR=1999] W12 S1 PTO=[YR=1999] W10 S6 E10 N6 \$ S6 E12 N7 \$ S7 W22 N6 W13 S6 W2 S31 E9 S1 E11 FOP=[YR=1999] S5 E23 N10 W2 S3 W12 N1 W6 S3 W3 \$ E3 N3 E6 S1 E12 N3 E16 N2 FGR=[YR=1999] E20 N22 W20 S22 \$ N22 E20 N10 \$ PTR= E15 BAS=[YR=1999] E31 S23 W17 S8 W14 N31 \$ W15 \$.									

OTHER ADJUSTMENTS AND NOTES									

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