PT OF LOT 19
IN OR 2797/393 AS TO PAR 1
EX S-2 & S-3

BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY
96135 NASSAU PL STE 1
YULEE, FL 32097

2025

16-1N-25-2910-0019-0000

BUILDING CHARACTERISTICS

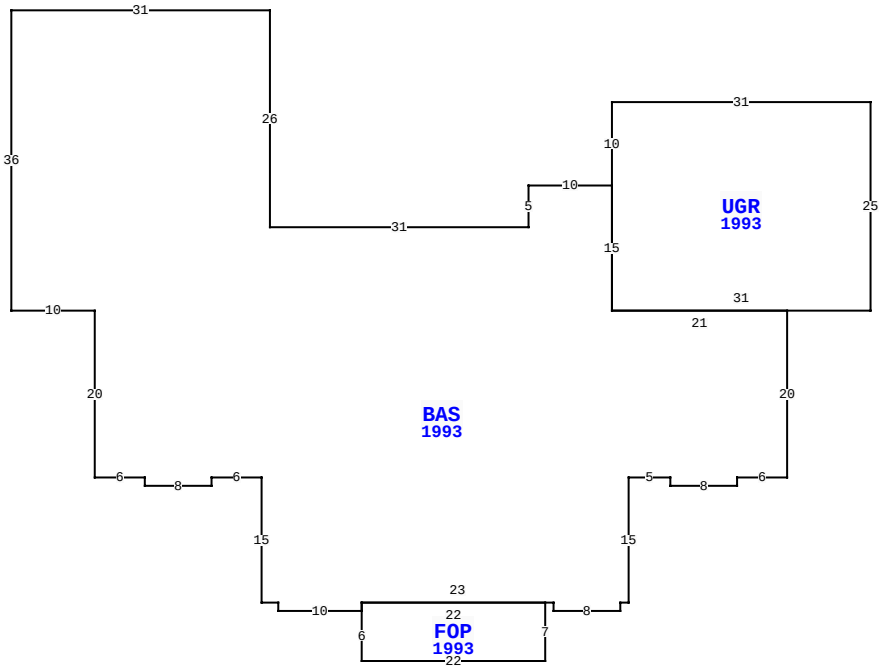
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	3,930	100	1993	3,930	368,971
FOP	154	30	1993	46	4,319
UGR	775	45	1993	349	32,766
TOTALS	4,859			4,325	406,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,325	92.8400	122.55	530,029	1991	1991	0	0	0	23.39	76.61

1 SNGL FAM – 100% - 0 Heated Area: 3930 HX Base Yr



43111 FREEDOM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		406,055
TOTAL MARKET OB/XF VALUE		6,552
TOTAL LAND VALUE - MARKET		107,700
TOTAL MARKET VALUE		520,307
SOH/AGL Deduction		359,142
ASSESSED VALUE		161,165
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		105,443
TOTAL JUST VALUE		520,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5710	NEW CONSTR	141,374	05/08/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/393	6/27/2025	WD	U	I	18	600,000
GRANTOR: EVANS GLORIA						
GRANTEE: BOARD OF COUNTY COM						
2797/391	6/27/2025	QC	U	I	11	100
GRANTOR: GRAY TIFFANY EVANS						
GRANTEE: EVANS GLORIA JEANS						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W31 S10 BAS=[YR=1993] W10 S5 W31 N26 W31 S36 E10 S20 E6 S1 E8 N1 E6 S15 E2 S1 E10 FOP=[YR=1993] S6 E22 N7 W22 S1 $ N1 E23 S1 E8 N1 E1 N15 E5 S1 E8 N1 E6 N20 W21 N15 $ S15 E31 N25 $.

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	10	12	120.00	SF	19.50	19.50	100	1989	1989	3	20	468	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1993	1993	3	20	613	
3	0811	CONCRETE B	0	100	0	0	968.00	SF	5.20	5.20	100	1995	1995	3	68	3,423	
4	0680	POLE SHED	0	100	32	20	640.00	SF	10.00	10.00	100	2004	2004	3	32	2,048	

LAND DESCRIPTION

TOTAL OB/XF 6,552

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	3.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	107,700							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 3.59 Total Land Value: 107,700 Market: 0 Agricultural: 0 Common: 107,700 PRINTED 07/30/2025 BY SYS