PT OF LOT 19
IN OR 2748/1620
ESMT OR 545/1267

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

2025

16-1N-25-2910-0019-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

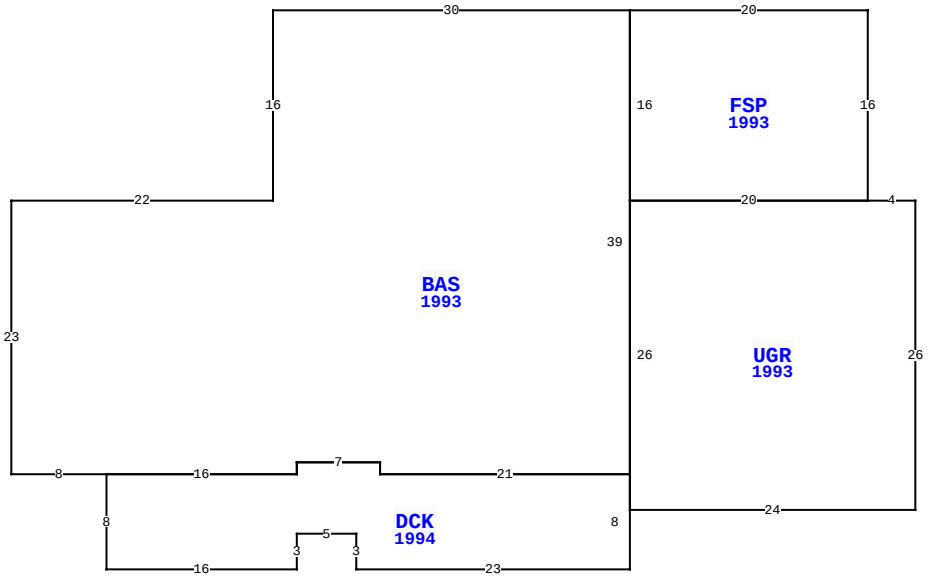
DOR CODE 8600 COUNTY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,669	100	1993	1,669	48,948
DCK	344	15	1994	52	1,525
FSP	320	60	1993	192	5,631
UGR	624	45	1993	281	8,241
TOTALS	2,957			2,194	64,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,194	122.2000	97.76	214,485	1977	1979	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1669 HX Base Yr



43113 FREEDOM DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		85,673
TOTAL MARKET OB/XF VALUE		7,126
TOTAL LAND VALUE - MARKET		97,800
TOTAL MARKET VALUE		190,599
SOH/AGL Deduction		0
ASSESSED VALUE		190,599
TOTAL EXEMPTION VALUE	03	190,599
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		190,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951130	MH MOVE-ON	0	12/01/1995
7346	MH MOVE-ON	5,000	06/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2748/1620	11/06/2024	WD	U	I	18	303,000
GRANTOR: NICHOLS KATHLEEN P						
GRANTEE: BOARD OF COUNTY COM						
0514/0688	4/07/1987	WD	Q	I		50,000
GRANTOR: TOOHEY DARREL & A L						
GRANTEE: NICHOLS GARY & K P						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W4 FSP=[YR=1993] N16 W20 BAS=[YR=1993] W30 S16 W22 S23 E8 DCK=[YR=1994] S8 E16 N3 E5 S3 E23 N8 W21 N1 W7 S1 W16 $ E16 N1 E7 S1 E21 N39 $ S16 E20 $ W20 S26 E24 N26 $.

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	0812	CONCRETE C	0	0	100	15	1,500.00	SF	3.00	3.00	100	1978	1978	3	28	1,260	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
3	0510	GARAGE WD-	0	0	14	22	308.00	SF	26.95	26.95	100	1980	1980	3	20	1,660	
4	0681	POLE SHED	0	0	15	22	330.00	SF	15.00	15.00	100	1980	1980	3	20	990	
5	1242	WD DECK A	0	0	0	0	593.00	SF	10.00	10.00	100	2002	2002	3	20	1,186	

LAND DESCRIPTION

TOTAL OB/XF 7,126

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	008600	C	COUNTY	0		OR	0.00	0.00	3.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,800							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 3.26 Total Land Value: 97,800 Market: 0 Agricultural: 0 Common: 97,800 PRINTED 07/30/2025 BY SYS

PT OF LOT 19
IN OR 2748/1620
ESMT OR 545/1267

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2025

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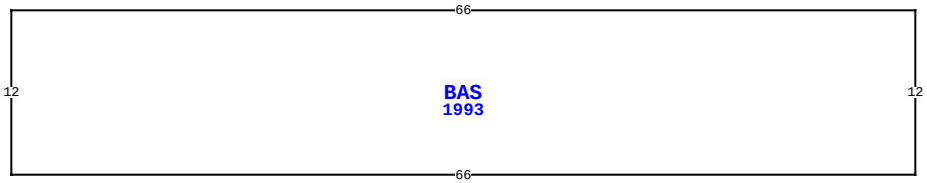
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
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	792	100	1993	792	21,327
TOTALS	792			792	21,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	792	112.2000	89.76	71,090	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2025 Heated Area: 792 HX Base Yr



43113 FREEDOM DR, CALLAHAN

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ASSESSED VALUE		190,599
TOTAL EXEMPTION VALUE	03	190,599
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		190,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: BOARD OF COUNTY COM						
0514/0688	4/07/1987	WD	Q	I		50,000
GRANTOR: TOOHEY DARREL & A L						
GRANTEE: NICHOLS GARY & K P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S12 E66 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/20/2024 BY TWA Total Acres: 3.26 Total Land Value: 97,800 Market: 0 Agricultural: 0 Common: 97,800 PRINTED 07/30/2025 BY SYS