PT OF LOT 19 (S-3)
IN OR 1932/1337
WOODLAND ESTATES #1 PB 4/29-30

LIMER ROGER W & DIANA S
43101 FREEDOM DR
CALLAHAN, FL 32011

2025

16-1N-25-2910-0019-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

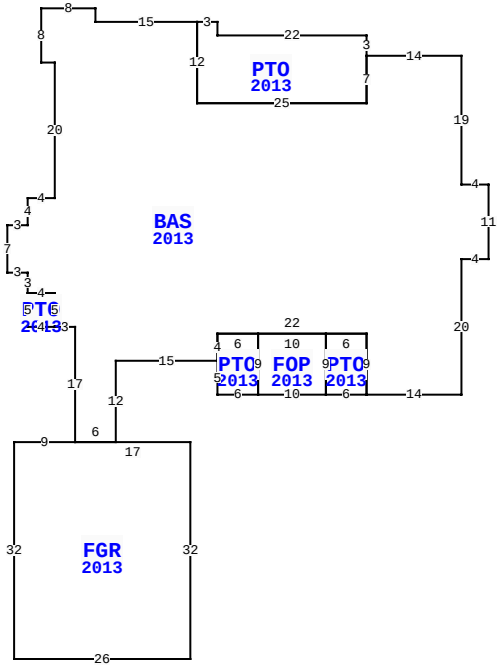
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,818	100	2013	2,818	353,056
FGR	832	55	2013	458	57,381
FOP	90	30	2013	27	3,383
PTO	20	5	2013	1	125
PTO	54	5	2013	3	376
PTO	54	5	2013	3	376
PTO	256	5	2013	13	1,628
TOTALS	4,124			3,323	416,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,323	99.9120	131.88	438,237	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2016 Heated Area: 2818 HX Base Yr 2016



43101 FREEDOM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		416,325
TOTAL MARKET OB/XF VALUE		9,231
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		470,556
SOH/AGL Deduction		217,681
ASSESSED VALUE		252,875
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		197,153
TOTAL JUST VALUE		470,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515471	CO ISSUED	0	08/05/2014
E22444	ELEC OTHER	0	02/01/2010
P11002	OTHER	0	04/01/2006
B15471	NEW CONSTR	211,144	06/01/2005
R7798	REPAIR/RRF	9,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1932/1337	8/14/2014	WD	Q	I	02	265,000
GRANTOR: TRUE JAMES W						
GRANTEE: LIMER ROGER W & DIA						
1874/1047	8/20/2013	WD	Q	I	02	65,000
GRANTOR: HODGES STEPHANIE V						
GRANTEE: TRUE JAMES W						

BUILDING NOTES

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	100	0	0	2,455.00	SF	4.00	4.00	100	2014	2014	3	94	9,231	

BUILDING DIMENSIONS

BAS=[YR=2013] W14 PTO=[YR=2013] N3 W22 N2 W3 S12 E25 N7$ S7 W25 N12 W15 N2 W8 S8 E2 S20 W4 S4 W3 S7 E3 S3 PTO=[YR=2013] S5 E4 N5 W4$ E4 S5 E3 S17 FGR=[YR=2013] W9 S32 E26 N32 W17$ E6 N12 E15 PTO=[YR=2013] S5 E6 FOP=[YR=2013] E10 PTO=[YR=2013] E6 N9 W6 S9$ N9 W10 S9$ N9 W6 S4$ N4 E22 S9 E14 N20 E4 N11 W4 N19$.

LAND DESCRIPTION

TOTAL OB/XF 9,231

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS