LOT 21
WOODLAND ESTATES UNIT 1
PB 4/29 & 30

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

2025

16-1N-25-2910-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

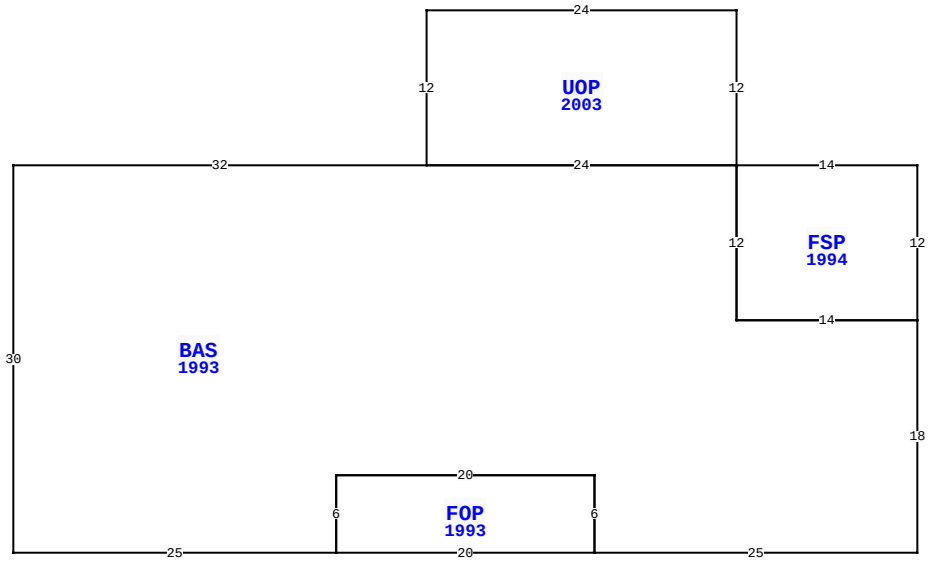
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1993	1,812	239,864
FOP	120	30	1993	36	4,766
FSP	168	40	1994	67	8,870
UOP	288	20	2003	58	7,678
TOTALS	2,388			1,973	261,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	105.8400	139.71	275,648	1982	2017	0	0	0	5.25	94.75

1 SNGL FAM – 0% - 2025 Heated Area: 1812 HX Base Yr



43001 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		291,002
TOTAL MARKET OB/XF VALUE		24,763
TOTAL LAND VALUE - MARKET		181,350
TOTAL MARKET VALUE		497,115
SOH/AGL Deduction		0
ASSESSED VALUE		497,115
TOTAL EXEMPTION VALUE	03	497,115
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		497,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633051	NEW CONSTR	26,778	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2753/1456	12/03/2024	WD	U	I	18	650,000
GRANTOR: AHLUM JOSEPHINE E						
GRANTEE: BOARD OF COUNTY COM						
2269/0257	4/18/2019	WD	Q	I	01	350,000
GRANTOR: CARTER CHRISTOPHER M						
GRANTEE: AHLUN JOSEPHINE & G						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2003] W24 S12 BAS=[YR=1993] W32 S30 E25 FOP=[YR=1993] E20 N6 W20 S6$ N6 E20 S6 E25 N18 FSP=[YR=1994] N12 W14 S12 E14$ W14 N12 W24$ E24 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0812	CONCRETE C	0	0	0	0	1,300.00	SF	4.00	4.00	100	1984	1984	3	41	2,132	
3	0812	CONCRETE C	0	0	0	0	1,026.00	SF	4.00	4.00	100	1990	1990	3	57	2,339	
4	0350	CARPORT WD	0	0	30	20	600.00	SF	13.00	13.00	100	1996	1996	3	20	1,560	
5	0680	POLE SHED	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	25	240	
6	0510	GARAGE WD-	0	0	20	30	600.00	SF	35.00	35.00	100	2016	2016	3	78	16,380	
7	0810	CONCRETE A	0	0	0	0	50.00	SF	6.50	6.50	100	2016	2016	3	95	309	

LAND DESCRIPTION

TOTAL OB/XF 24,763

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	9.30	AC		1.00	1.00	1.00	19,500.00	19,500.00	181,350							

REVIEW DATE 01/03/2020 BY KB Total Acres: 9.30 Total Land Value: 181,350 Market: 0 Agricultural: 0 Common: 181,350 PRINTED 07/30/2025 BY SYS

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Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

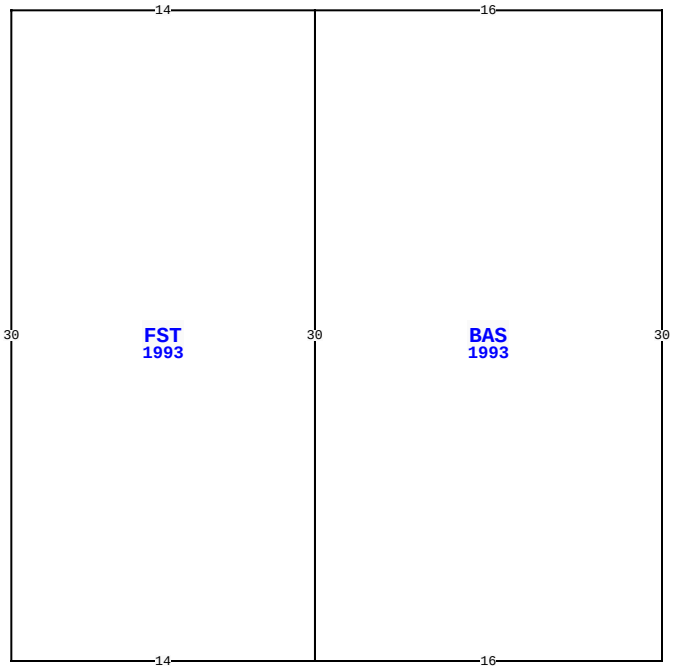
DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	20,136
FST	420	55	1993	231	9,690
TOTALS	900			711	29,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	711	105.1050	55.71	39,610	1978	1990	0	0	0	24.70	75.30

2 ACCESORY U – 0% - 2025 Heated Area: 480 HX Base Yr



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NCON VALUE		0
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2269/0257	4/18/2019	WD	Q	I	01	350,000
GRANTOR: CARTER CHRISTOPHER M						
GRANTEE: AHLUN JOSEPHINE & G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FST=[YR=1993] W14 S30 E14 N30$ S30 E16 N30$
.

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 01/03/2020 BY KB Total Acres: 9.30 Total Land Value: 181,350 Market: 0 Agricultural: 0 Common: 181,350 PRINTED 07/30/2025 BY SYS