PT OF LOT 22 R224085
WOODLAND ESTATES UNIT 1
PB 4/29 & 30

BULFORD SUSIE DRIVE (50%INT)/GOWDY RICHARD SCOTT
43032 FREEDOM DR
CALLAHAN, FL 32011

2025

16-1N-25-2910-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Quality	03	Quality Level 03

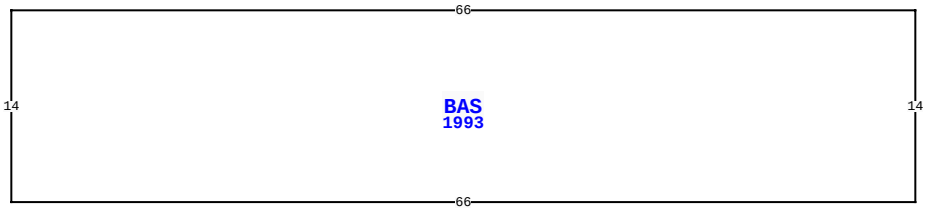
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	14,045
TOTALS	924			924	14,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	95.0000	76.00	70,224	1985	1985	20	0	0	70.00	20.00

1 M/H 93- – 50% - 2023 Heated Area: 924 HX Base Yr 2023



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		14,045
TOTAL MARKET OB/XF VALUE		2,933
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		136,978
SOH/AGL Deduction		43,963
ASSESSED VALUE		93,015
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		68,015
TOTAL JUST VALUE		136,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/0801	11/03/2021	FJ	U	I	11	0
GRANTOR: GOWDY RICHARD G EST						
GRANTEE: GOWDY RICHARD S & S						
0727/1501	4/01/1995	TR	Q	I	06	2,050
GRANTOR: CHARLES W GRANT,TRUST						
GRANTEE: RICHARD E GOWDY						

43032 FREEDOM DR, CALLAHAN

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

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	0940	SHEDS/PORT	0	50	10	24	240.00	SF	24.00	24.00	100	1990	1990	3	20	1,152	
2	0940	SHEDS/PORT	0	50	10	8	80.00	SF	19.50	19.50	100	1992	1992	3	20	312	
3	0752	USP	0	0	0	0	192.00	SF	15.00	15.00	100	2000	2000	3	27	778	
4	0752	USP	0	0	8	16	128.00	SF	15.00	15.00	100	2005	2005	3	36	691	

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E66 N14 $.

LAND DESCRIPTION

TOTAL OB/XF 2,933

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	50	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS