PT OF LOT 22
IN OR 1598/135
WOODLAND ESTATES UNIT 1

CORNAIRE EDNA M
43002 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

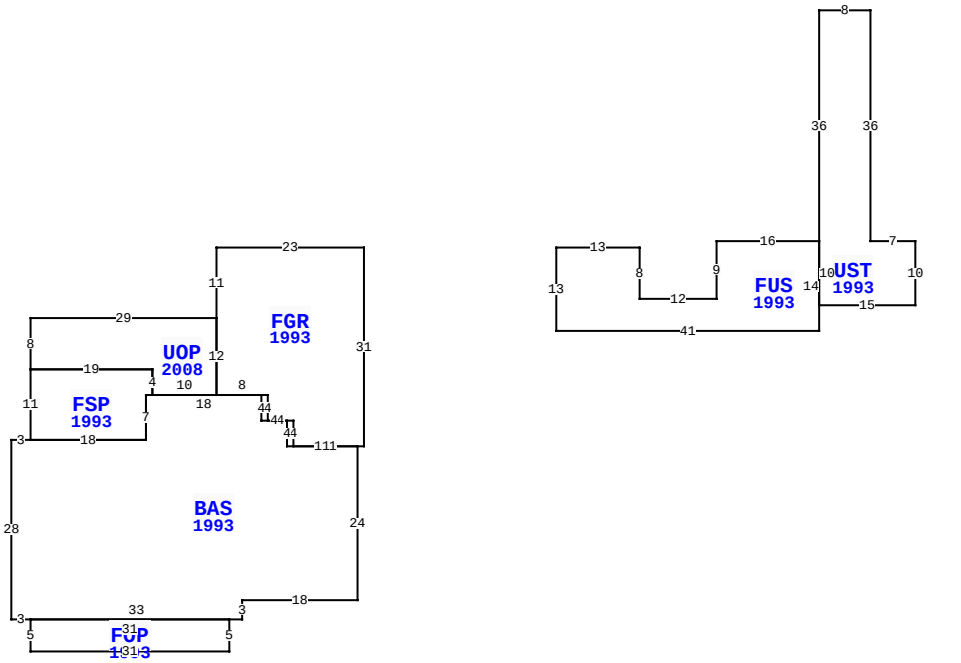
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,585	100	1993	1,585	188,905
FGR	633	55	1993	348	41,476
FOP	155	30	1993	46	5,482
FSP	202	40	1993	81	9,654
FUS	453	100	1993	453	53,990
UOP	272	20	2008	54	6,436
UST	438	45	1993	197	23,479
TOTALS	3,738			2,764	329,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,764	119.0400	157.13	434,307	1991	1991	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 2013 Heated Area: 2038 HX Base Yr 2013



43002 FREEDOM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		463,074
TOTAL MARKET OB/XF VALUE		8,982
TOTAL LAND VALUE - MARKET		103,272
TOTAL MARKET VALUE		575,328
SOH/AGL Deduction		248,285
ASSESSED VALUE		327,043
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		271,321
TOTAL JUST VALUE		575,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7381	NEW CONSTR	0	05/03/1991
6445	NEW CONSTR	114,364	05/03/1990
4804	XFOB	18,360	04/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1598/0135	12/22/2008	QC	Q	I	06	146,000
GRANTOR: LEE ROBERT W & RHONDA						
GRANTEE: CORNAIRE RICHARD M						
1585/1178	9/18/2008	WD	U	I	07	100
GRANTOR: CORNAIRE RICHARD M &						
GRANTEE: LEE ROBERT W & RHON						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 S11 UOP=[YR=2008] W29 S8 FSP=[YR=1993] S11 BAS=[YR=1993] W3 S28 E3 FOP=[YR=1993] S5 E31 N5 W31$ E33 N3 E18 N24 W11 N4 W4 N4 W18 S7 W18$ E18 N7 E1 N4 W19$ E19 S4 E10N12$ S12 E8 S4 E4 S4 E11 N31$ PTR= E30 FUS=[YR=1993] E13 S8 E12 N9 E16 UST=[YR=1993] N36 E8 S36 E7 S10 W15 N10$ S14 W41 N13$ W30$.

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	0681	POLE SHED	0	100	0	0	630.00	SF	15.00	15.00	100	1988	1988	3	20	1,890	
2	0940	SHEDS/PORT	0	100	8	35	280.00	SF	20.10	20.10	100	1975	1975	3	20	1,126	
3	0940	SHEDS/PORT	0	100	8	35	280.00	SF	20.10	20.10	100	1988	1988	3	20	1,126	
4	0812	CONCRETE C	0	100	0	0	920.00	SF	4.00	4.00	100	1988	1988	3	52	1,914	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	68	1,360	
6	0812	CONCRETE C	0	100	0	0	658.00	SF	4.00	4.00	100	1991	1991	3	59.5	1,566	

LAND DESCRIPTION

TOTAL OB/XF 8,982

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	6.62	AC		1.00	1.00	0.80	19,500.00	15,600.00	103,272							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 6.62 Total Land Value: 103,272 Market: 0 Agricultural: 0 Common: 103,272 PRINTED 07/30/2025 BY SYS

PT OF LOT 22
IN OR 1598/135
WOODLAND ESTATES UNIT 1

CORNAIRE EDNA M
43002 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0022-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

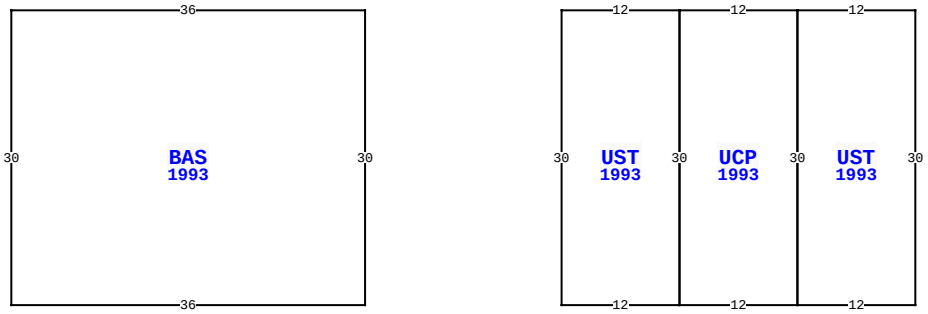
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1993	1,080	97,795
UCP	360	20	1993	72	6,520
UST	360	45	1993	162	14,669
UST	360	45	1993	162	14,669
TOTALS	2,160			1,476	133,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	108.1200	108.12	159,585	1988	1988	0	0	0	16.25	83.75

2 SINGLE FAM – 0% - 2013 Heated Area: 1080 HX Base Yr 2013



43002 FREEDOM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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GRANTOR: CORNAIRE RICHARD M &						
GRANTEE: LEE ROBERT W & RHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S30 E36 N30$ PTR= E20 UST=[YR=1993] E12 UCP=[YR=1993] E12 UST=[YR=1993] E12 S30 W12 N30$ S30 W12 N30$ S30 W12 N30$ W20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 6.62 Total Land Value: 103,272 Market: 0 Agricultural: 0 Common: 103,272 PRINTED 07/30/2025 BY SYS