PT OF LOT 24
IN OR 564 PG 713
WOODLAND ESTATES #1 PB 4/29-30

THOMAS GEORGE W III
43212 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0024-0020

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

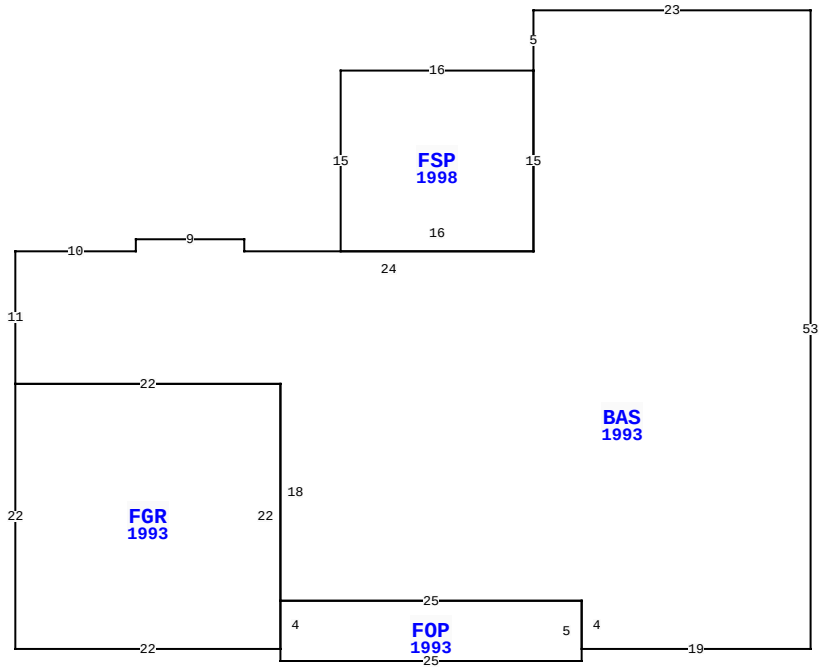
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,063	100	1993	2,063	158,403
FGR	484	55	1993	266	20,425
FOP	125	30	1993	38	2,917
FSP	240	40	1998	96	7,371
TOTALS	2,912			2,463	189,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,463	102.7200	102.72	252,999	1989	1989	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 0 Heated Area: 2063 HX Base Yr



43212 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		189,117
TOTAL MARKET OB/XF VALUE		4,209
TOTAL LAND VALUE - MARKET		84,600
TOTAL MARKET VALUE		277,926
SOH/AGL Deduction		140,173
ASSESSED VALUE		137,753
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		82,031
TOTAL JUST VALUE		277,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973643	ADDITION	7,600	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0564/0713	3/03/1989	WD	Q	V		20,000

GRANTOR: OGLESBEE GEORGE & L
GRANTEE: THOMAS GEORGE III

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 S5 FSP=[YR=1998] W16 S15 E16 N15 $ S15 W24 N1 W9 S1 W10 S11 FGR=[YR=1993] S22 E22 FOP=[YR=1993] S1 E25 N5 W25 S4 $ N22 W22 $ E22 S18 E25 S4 E19 N53 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0811	CONCRETE B	0	100	0	0	737.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,089	
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	100	1990	1990	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 4,209

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	1.88	AC		1.00	1.00	1.00	45,000.00	45,000.00	84,600							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 1.88 Total Land Value: 84,600 Market: 0 Agricultural: 0 Common: 84,600 PRINTED 07/30/2025 BY SYS