LOT 25
IN OR 2272/922
1974 GLENNROOK DW/MH

SHELLEY JAMES E & DONNA L
43266 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

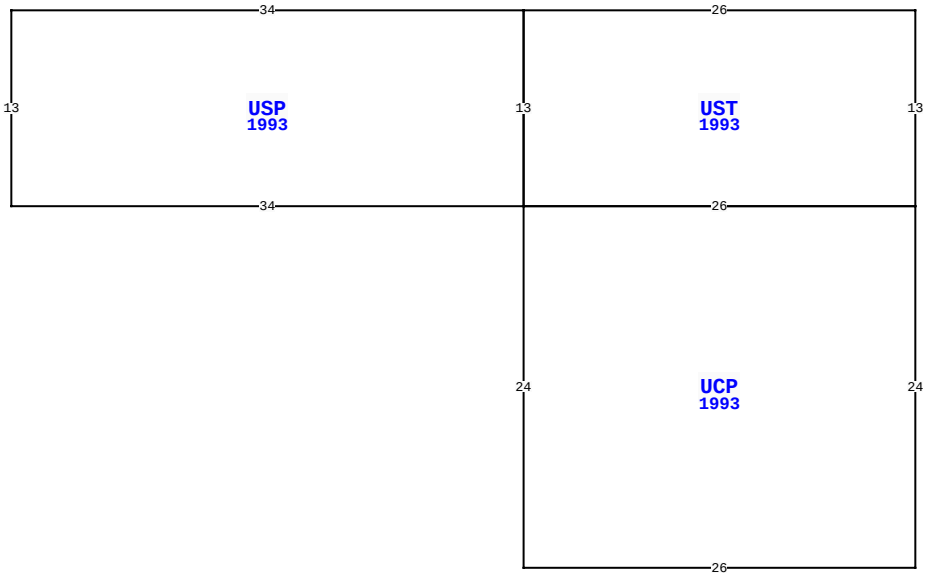
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UCP	624	20	1993	125	2,282
USP	442	30	1993	133	2,428
UST	338	45	1993	152	2,775
TOTALS	1,404			410	7,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	410	98.6700	36.51	14,969	1974	1990	0	0	0	50.00	50.00

1 GARAGE RES – 100% - 2021 Heated Area: 0 HX Base Yr 2021



43266 FREEDOM DR, CALLAHAN

BLD DATE	04/23/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,051
TOTAL MARKET OB/XF VALUE		2,174
TOTAL LAND VALUE - MARKET		84,708
TOTAL MARKET VALUE		255,933
SOH/AGL Deduction		85,950
ASSESSED VALUE		169,983
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		119,261
TOTAL JUST VALUE		255,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000107	CO ISSUED	0	03/31/2020
2000107	MH MOVE-ON	0	01/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0922	5/04/2019	WD	Q	I	01	86,300
GRANTOR: O'BRIEN MARK & CINDY						
GRANTEE: SHELLEY JAMES E & D						
1527/0202	9/25/2007	WD	Q	I	06	80,000
GRANTOR: BLOCKER ORA L						
GRANTEE: O'BRIEN MARK & CIND						

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	0811	CONCRETE B	0	100	0	0	536.00	SF	5.20	5.20	100	1986	1986	3	47	1,310	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	

BUILDING DIMENSIONS

UST=[YR=1993] W26 USP=[YR=1993] W34 S13 E34 N13$ S13
UCP=[YR=1993] S24 E26 N24 W26$ E26 N13$.

LAND DESCRIPTION

TOTAL OB/XF 2,174

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	5.43	AC		1.00	1.00	0.80	19,500.00	15,600.00	84,708							

REVIEW DATE 01/18/2022 BY KB Total Acres: 5.43 Total Land Value: 84,708 Market: 0 Agricultural: 0 Common: 84,708 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	04	Quality Level 04

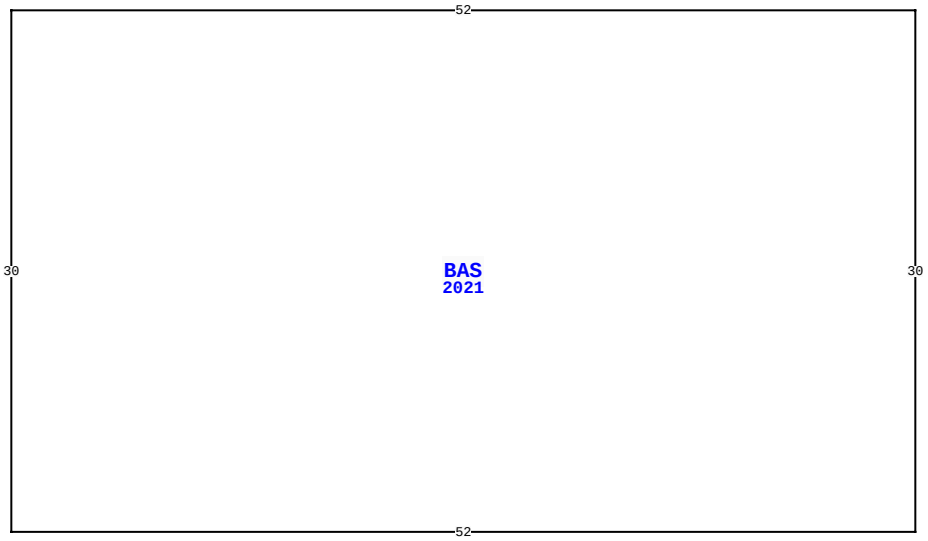
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2021	1,560	161,567
TOTALS	1,560			1,560	161,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	128.2600	109.02	170,071	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



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GRANTOR: BLOCKER ORA L						
GRANTEE: O'BRIEN MARK & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S30 E52 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

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