LOT 26
IN OR 183 PG 505
WOODLAND ESTATES UNIT 1

STOKES CHARRON KARST
43334 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0026-0000

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	11	CLAY TILE 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	05	Quality Level 05

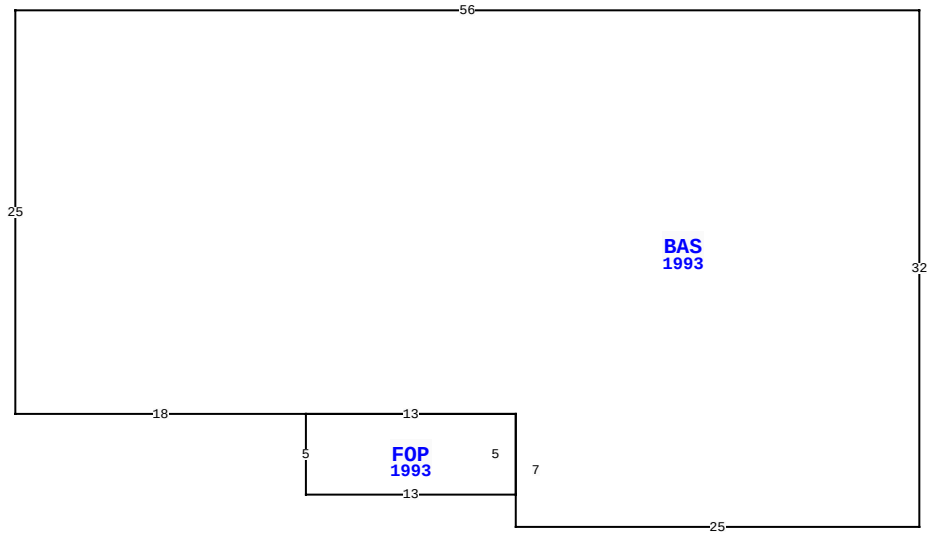
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,575	100	1993	1,575	163,677
FOP	65	30	1993	20	2,078
TOTALS	1,640			1,595	165,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	138.0060	138.01	220,126	1979	1990	0	0	0	24.70	75.30

1 SINGLE FAM – 100% - 0 Heated Area: 1575 HX Base Yr



43334 FREEDOM DR, CALLAHAN

BLD DATE		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		165,755
TOTAL MARKET OB/XF VALUE		12,775
TOTAL LAND VALUE - MARKET		102,570
TOTAL MARKET VALUE		281,100
SOH/AGL Deduction		196,149
ASSESSED VALUE		84,951
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,229
TOTAL JUST VALUE		281,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4814	GARAGE	11,377	04/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0183/0505	1/01/1974	WD	Q	V		11,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S25 E18 FOP=[YR=1993] S5 E13 N5W13$ E13 S7 E25 N32$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1985	1985	3	20	804	
3	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	1988	1988	3	52	811	
4	0510	GARAGE WD-	0	100	30	26	780.00	SF	35.00	35.00	100	1988	1988	3	20	5,460	
5	0680	POLE SHED	0	100	26	10	260.00	SF	10.00	10.00	100	1992	1992	3	20	520	
6	0350	CARPORT WD	0	100	26	10	260.00	SF	13.00	13.00	100	2000	2000	3	20	676	
7	0810	CONCRETE A	0	100	0	0	408.00	SF	6.50	6.50	100	1992	1992	3	62	1,644	
8	0351	CARPORT MT	0	100	20	30	600.00	SF	10.00	10.00	100	2005	2005	3	22	1,320	

LAND DESCRIPTION

TOTAL OB/XF 12,775

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	5.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	102,570							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 5.26 Total Land Value: 102,570 Market: 0 Agricultural: 0 Common: 102,570 PRINTED 07/30/2025 BY SYS