LOT 27 EX S-1 & S-2
OR 280 PG 298
EX ESMT OR 694/1835

BENOIT EILEEN A L/E/
43390 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0027-0000

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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

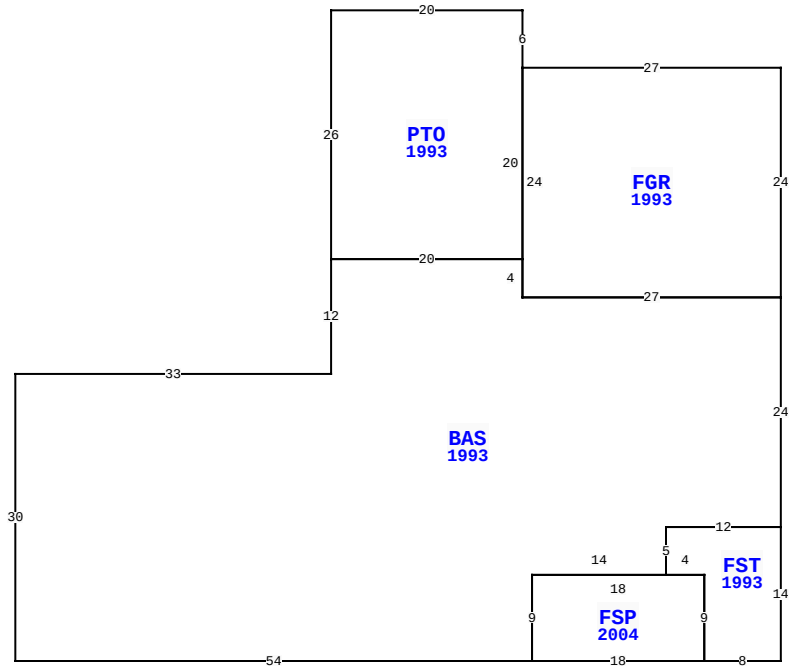
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,562	100	1993	2,562	224,837
FGR	648	55	1993	356	31,242
FSP	162	40	2004	65	5,704
FST	132	55	1993	73	6,406
PTO	520	5	1993	26	2,281
TOTALS	4,024			3,082	270,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,082	124.4760	124.48	383,647	1985	1985	0	0	0	29.50	70.50

1 SINGLE FAM – 100% - 0 Heated Area: 2562 HX Base Yr



43390 FREEDOM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,471
TOTAL MARKET OB/XF VALUE		3,112
TOTAL LAND VALUE - MARKET		76,300
TOTAL MARKET VALUE		349,883
SOH/AGL Deduction		160,341
ASSESSED VALUE		189,542
TOTAL EXEMPTION VALUE	HX HB WX SL	189,542
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,883
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6830	REMODEL	7,200	11/06/1990
8351	MH MOVE-ON	11,000	10/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0655	1/10/2023	LE	U	I	11	100
GRANTOR: BENOIT EILEEN A						
GRANTEE: COLSEN LINDA						
0280/0298	11/01/1978	WD	U	I		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W27 PTO=[YR=1993] N6 W20 S26 BAS=[YR=1993] S12 W33 S30 E54 FSP=[YR=2004] E18 FST=[YR=1993] E8 N14 W12 S5 E4 S9$ N9 W18 S9$ N9 E14 N5 E12 N24 W27 N4 W20$ E20 N20$ S24 E27 N24$.

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	1985	1985	3	56	1,960	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1990	1990	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 3,112

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	0006	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	76,300							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 2.18 Total Land Value: 76,300 Market: 0 Agricultural: 0 Common: 76,300 PRINTED 07/30/2025 BY SYS