

PT OF LOT 27
IN OR 948/1577
ESMT IN OR 694/1835

COLSEN KEN D & LINDA K
43396 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0027-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	972	100	1993	972	96,270
BAS	500	100	2000	500	49,522
BAS	878	100	2000	878	86,960
FCP	528	25	2000	132	13,074
FDU	240	65	2000	156	15,451
FGR	500	55	2000	275	27,237
FOP	72	30	2000	22	2,179
FOP	98	30	2000	29	2,872
FOP	214	30	2000	64	6,339
FOP	264	30	2000	79	7,824
TOTALS	5,234			3,953	391,519

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0940	SHEDS/PORT	0 100	12	9	108.00	SF	19.50	19.50	100	1987	1987	3	20	421	
2	0810	CONCRETE A	0 100	0	0	468.00	SF	6.50	6.50	100	2000	2000	3	77	2,342	
3	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
4	0861	POOL GUNIT	0 100	0	0	330.00	SF	85.00	85.00	100	2000	2000	3	23	6,452	
5	0845	KOOL DECK	0 100	0	0	526.00	SF	7.25	7.25	100	2000	2000	3	77	2,936	
6	0911	SCRN RM A	0 100	45	30	1,350.00	SF	17.50	17.50	100	2024	2008		31	7,324	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,953	116.1760	116.18	459,260	1980	1994	0	0	14.75	85.25
1 SINGLE FAM - 100% - 0											
Heated Area: 3150											
HX Base Yr											

** This building has 13 Sub-Areas

43396 FREEDOM DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/21/2025	MLU
04/30/2025	KB

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		391,519	
TOTAL MARKET OB/XF VALUE		19,675	
TOTAL LAND VALUE - MARKET		67,500	
TOTAL MARKET VALUE		478,694	
SOH/AGL Deduction		308,993	
ASSESSED VALUE		169,761	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		118,979	
TOTAL JUST VALUE		478,694	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,940	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21930	REMODEL	2,465	09/01/2008
B007725	XFOB	5,500	11/01/2000
B007298	SWIM POOL	30,000	07/01/2000
B007354	ADDITION	130,000	07/01/2000
B007355	NEW CONSTR	19,400	07/01/2000
94741	ADDITION	20,500	01/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0948/1577	9/11/2000	WD U	I	I	07	100	
GRANTOR: BENOIT ROLAND & EILEE							
GRANTEE: COLSEN KEN D & LIND							
0679/0072	4/16/1993	QC Q	I	I	01	100	
GRANTOR: BENOIT ROALDN & E A							
GRANTEE: COLSEN KEN & LINDA							

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2000] W7 BAS=[YR=2000] W10 N12 W13 FOP=[YR=2000] N12 W22 S12 BAS=[YR=1993] W15 BAS=[YR=2000] W6 USP=[YR=2000] N8 W15 S8 E15 \$ W19 S20 E25 N20 \$ S40 E2 FOP=[YR=2000] S4 E21 N4 W2 S2 W6 N2 W13 \$ E13 S2 E6 N2 E3 N2 FOP=[YR=2000] E23 FGR=[YR=2000] S13 E20 N25 W20 S12 \$ N5 W14 N11 W9 S16 \$ N38 W9 \$ E22 \$ W13 S22 E9 S11 E14 N7 E13 N14 \$ S14 E7 N14 \$ PTR= E15 FCP=[YR=2000] E33 S16 W17 FDU=[YR=2000] S15 W16 N15 E16 \$ W16 N16 \$ W15 \$ PTR= N15 FUS=[YR=1993] N40 W6 UOP=[YR=2000] N6 W8 S6 E8 \$ W14 S40 E20 \$ S15 \$.		