LOT 28 (EX S-1)
IN OR 1842/511
WOODLAND ESTATES UNIT 1

GATES SAMUEL
43464 FREEDOM DR
CALLAHAN, FL 32011-7267

2025

16-1N-25-2910-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

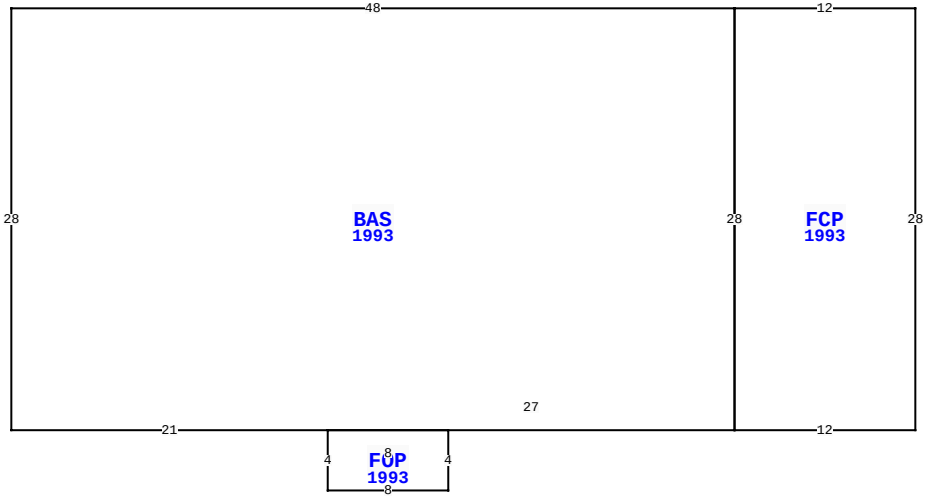
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	131,760
FCP	336	25	1993	84	8,235
FOP	32	30	1993	10	980
TOTALS	1,712			1,438	140,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	123.4376	123.44	177,507	1981	1986	0	0	0	20.58	79.42

1 SINGLE FAM – 100% - 2014 Heated Area: 1344 HX Base Yr 2014



43464 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		161,702
TOTAL MARKET OB/XF VALUE		4,405
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		238,107
SOH/AGL Deduction		110,546
ASSESSED VALUE		127,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,839
TOTAL JUST VALUE		238,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007870	REPAIR/RRF	15,000	12/01/2017
6863	CHNGE SRVC	0	08/03/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/0511	2/22/2013	WD	Q	I	02	102,000
GRANTOR: MILLER DANIEL E & DON						
GRANTEE: GATES SAMUEL						
0529/0721	10/23/1987	WD	Q	I		60,000
GRANTOR: MULLIS RONALD & D L						
GRANTEE: MILLER DANIEL & D A						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W12 BAS=[YR=1993] W48 S28 E21 FOP=[YR=1993] S4 E8 N4 W8 $ E27 N28 $ S28 E12 N28 $.

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	1981	1981	3	46.5	1,628	
2	0810	CONCRETE A	0	100	5	20	100.00	SF	6.50	6.50	100	1981	1981	3	32.5	211	
3	0810	CONCRETE A	0	100	0	0	840.00	SF	6.50	6.50	100	1986	1986	3	47	2,566	

LAND DESCRIPTION

TOTAL OB/XF 4,405

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	156.00	446.00	1.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	72,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	17	CB STUCCO 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	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

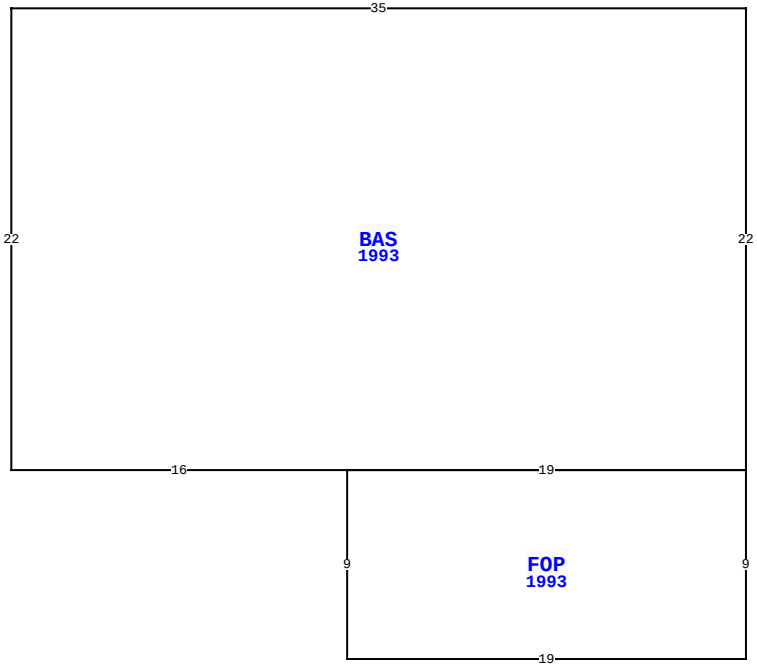
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100	1993	770	19,439
FOP	171	30	1993	51	1,287
TOTALS	941			821	20,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	821	99.0000	99.00	81,279	1975	1975	0	0	50	24.50	25.50

2 SINGLE FAM – 0% - 2014 Heated Area: 770 HX Base Yr 2014



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0529/0721	10/23/1987	WD	Q	I		60,000
GRANTOR: MULLIS RONALD & D L						
GRANTEE: MILLER DANIEL & D A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 S22 E16 FOP=[YR=1993] S9 E19 N9 W19$ E19 N22$.

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

REVIEW DATE 02/27/2024 BY KBA Total Acres: 1.60 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS