LOT 30
IN OR 2221/1490
WOODLAND ESTATES UNIT 1

HOWARD JOHN RAY/HOWARD JOSEPHINE MARY ET AL
43588 FREEDOM DR
CALLAHAN, FL 32011

2025

16-1N-25-2910-0030-0000

NASSAU COUNTY PROPERTY

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 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
Quality	03	Quality Level 03

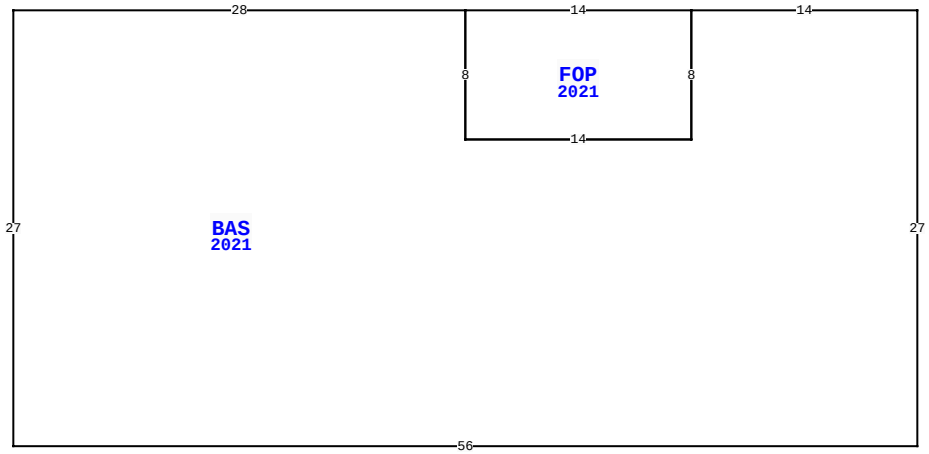
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2021	1,400	132,518
FOP	112	30	2021	34	3,218
TOTALS	1,512			1,434	135,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,434	116.0000	98.60	141,392	2021	2021	1	0	0	3.00	96.00

1 M/H 94+ – 100% - 2024 Heated Area: 1400 HX Base Yr



43588 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		135,736
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		139,620
TOTAL MARKET VALUE		275,356
SOH/AGL Deduction		32,949
ASSESSED VALUE		242,407
TOTAL EXEMPTION VALUE	13	242,407
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		275,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002747	CO ISSUED	0	11/03/2021
21002747	MH MOVE-ON	0	03/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2221/1490	8/30/2018	WD	Q	V	01	75,000
GRANTOR: OTRADOVEC LAUREN						
GRANTEE: HOWARD JAMES RAY &						
1961/1719	1/20/2015	WD	Q	V	01	45,000
GRANTOR: HIGHTMAN DIANE M LIVI						
GRANTEE: OTRADOVEC LAUREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W14 FOP=[YR=2021] W14 S8 E14 N8$ S8 W14 N8 W28 S27 E56 N27$.

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
1	000100	C	RES	100		OR	0.00	0.00	7.16	AC		1.00	1.00	1.00	19,500.00	19,500.00	139,620							

REVIEW DATE 06/14/2021 BY KB Total Acres: 7.16 Total Land Value: 139,620 Market: 0 Agricultural: 0 Common: 139,620 PRINTED 07/30/2025 BY SYS