

LOT 31
IN OR 2202/371
WOODLAND ESTATES UNIT 1

BASS JERRY & CAROLYN G
43656 FREEDOM DR
CALLAHAN, FL 32011

2025

16-1N-25-2910-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

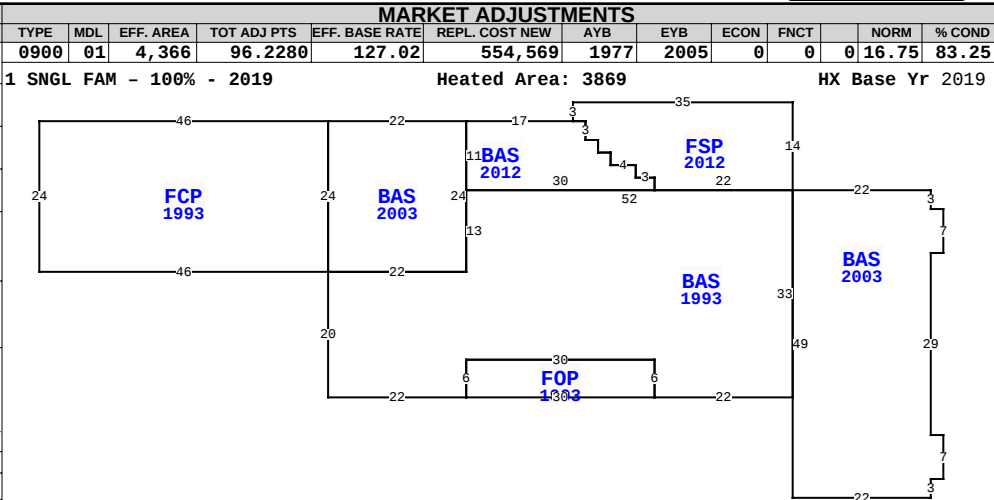
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	1,976	100	1993	1,976	208,951
BAS	528	100	2003	528	55,833
BAS	1,106	100	2003	1,106	116,953
BAS	259	100	2012	259	27,388
FCP	1,104	25	1993	276	29,186
FOP	180	30	1993	54	5,710
FSP	418	40	2012	167	17,659
TOTALS	5,571			4,366	461,679

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0845	KOOL DECK	0	100	124	5	620.00	SF	7.25
2	0812	CONCRETE C	0	100	20	40	800.00	SF	4.00
3	0940	SHEDS/PORT	0	100	4	6	24.00	SF	12.00
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	12.00
5	0681	POLE SHED	0	100	19	15	285.00	SF	9.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
7	0810	CONCRETE A	0	100	12	30	360.00	SF	6.50
8	0861	POOL GUNIT	0	100	0	0	576.00	SF	85.00
9	0531	STBL CB	0	100	37	40	1,480.00	SF	40.00
10	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	7.74



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

TOTAL OB/XF									
27,066									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					461,679				
TOTAL MARKET OB/XF VALUE					41,426				
TOTAL LAND VALUE - MARKET					150,930				
TOTAL MARKET VALUE					654,035				
SOH/AGL Deduction					235,715				
ASSESSED VALUE					418,320				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					367,598				
TOTAL JUST VALUE					654,035				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					607,079				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007844	REPAIR/RRF	10,000	12/01/2017
94755	ADDITION	44,660	02/01/1994
5542	XFOB	7,028	02/17/1989
4503	REMODEL	14,700	11/16/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2202/0371	6/04/2018	WD	Q	I	02	407,000	
GRANTOR: GOODIN JOSHUA W & AMM							
GRANTEE: BASS JERRY & CAROLY							
1918/0002	5/15/2014	WD	U	I	37	225,000	
GRANTOR: DENAPOLI JULIE R							
GRANTEE: GOODIN JOSHUA W & A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W2 N3 W22 FSP=[YR=2012] N14 W35 S3									
BAS=[YR=2012] W17 BAS=[YR=2003] W22 FCP=[YR=1993] W46 S24									
E46 N24 \$ S24 BAS=[YR=1993] S20 E22 FOP=[YR=1993] E30 N6									
W30 S6 \$ N6 E30 S6 E22 N33 W52 S13 W22 \$ E22 N24 \$ S11 E30 N2									
W3 N2 W4 N2 W2 N2 W2 N3 W2 \$ E2 S3 E2 S2 E2 S2 E4 S2 E3 S2									
E22 \$ S49 E22 N3 E2 N7 W2 N29 E2 N7 \$.									

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REVIEW DATE	05/20/2024	BY	TWA	Total Acres: 7.74	Total Land Value: 150,930	Market: 0	Agricultural: 0	Common: 150,930	PRINTED 07/30/2025 BY SYS
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