LOT 32
IN OR 1594/990 & OR 2025/1788
WOODLAND ESTATES UNIT 1

GOSSAGE DAVID
43706 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0032-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	15	CONC BLOCK 20
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	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	01	Quality Level 01

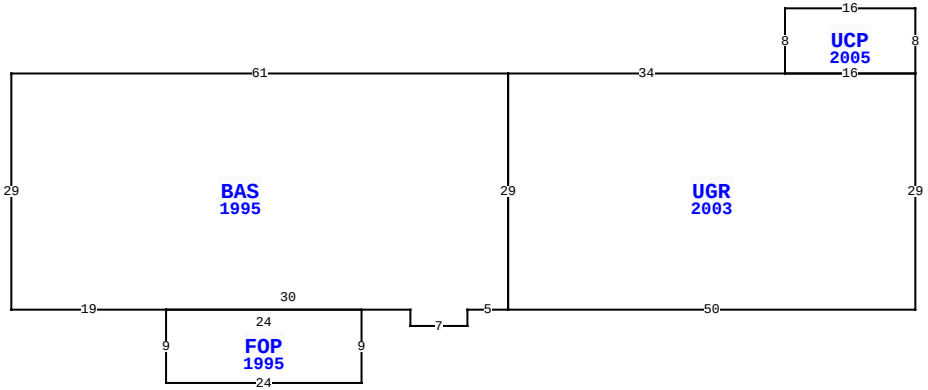
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1995	1,783	174,934
FOP	216	30	1995	65	6,377
UCP	128	20	2005	26	2,551
UGR	1,450	45	2003	652	63,969
TOTALS	3,577			2,526	247,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,526	92.4480	122.03	308,248	1995	1996	0	0	0	19.60	80.40

1 SNGL FAM – 100% - 1987 Heated Area: 1783 HX Base Yr 1987



43706 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		247,831
TOTAL MARKET OB/XF VALUE		2,786
TOTAL LAND VALUE - MARKET		144,690
TOTAL MARKET VALUE		395,307
SOH/AGL Deduction		211,815
ASSESSED VALUE		183,492
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,770
TOTAL JUST VALUE		395,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974171	GARAGE	23,800	08/01/1997
93441	NEW CONSTR	63,800	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/1788	1/21/2016	QC	U	I	11	100
GRANTOR: GOSSAGE DAVID & WENDY						
GRANTEE: GOSSAGE DAVID						
1594/0990	11/24/2008	QC	Q	I	01	100
GRANTOR: GOSSAGE WENDY MACK						
GRANTEE: GOSSAGE WENDY M & D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2005] W16 S8 UGR=[YR=2003] W34 BAS=[YR=1995] W61 S29 E19 FOP=[YR=1995] S9 E24 N9 W24 $ E30 S2 E7 N2 E5 N29 $ S29 E50 N29 W16 $ E16 N8 $.

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	0510	GARAGE WD-	0	100	24	20	480.00	SF	24.85	24.85	100	1965	1965	3	20	2,386	
2	1242	WD DECK A	0	100	20	10	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 2,786

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	7.42	AC		1.00	1.00	1.00	19,500.00	19,500.00	144,690							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 7.42 Total Land Value: 144,690 Market: 0 Agricultural: 0 Common: 144,690 PRINTED 07/30/2025 BY SYS