E1/2 OF LOT 34 (S-1 & S-2)
IN OR 1578/81
ESMT OR 1302/230

HAAG DOMINIQUE L & VENEISHA REVOC LVG TRUST/HAAG V
43201 MOSSY BRANCH
CALLAHAN, FL 32011

2025

16-1N-25-2910-0034-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

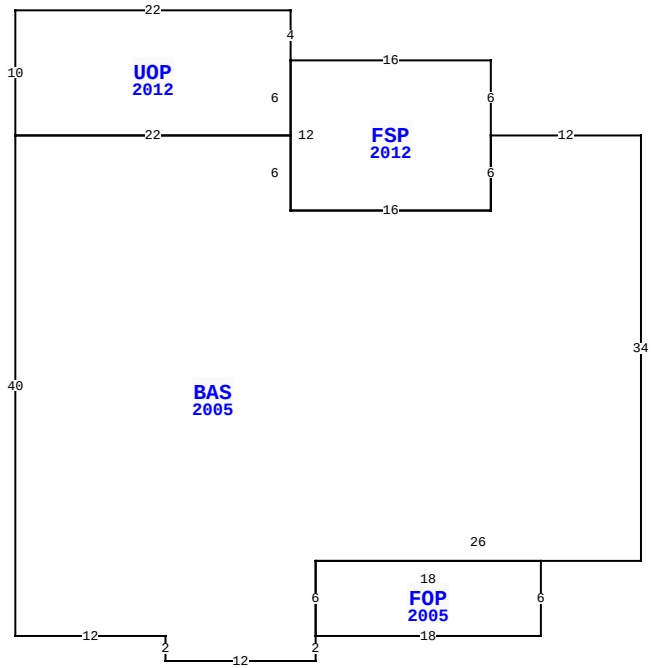
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2005	1,772	138,219
FOP	108	30	2005	32	2,496
FSP	192	40	2012	77	6,006
UOP	220	20	2012	44	3,432
TOTALS	2,292			1,925	150,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	110.2500	110.25	212,231	2005	2005	20	0	0	9.25	70.75

1 SINGLE FAM – 0% - 0 Heated Area: 1772 HX Base Yr



43812 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	150,153
TOTAL MARKET OB/XF VALUE	2,862
TOTAL LAND VALUE - MARKET	99,450
TOTAL MARKET VALUE	252,465
SOH/AGL Deduction	11,520
ASSESSED VALUE	240,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,945
TOTAL JUST VALUE	252,465
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14620	ELEC OTHER	2,000	03/01/2005
R07298	REPAIR/RRF	4,500	03/01/2005
B14686	NEW CONSTR	149,156	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/0081	7/22/2008	QC	Q	I	06	100
GRANTOR: HAAG DOMINIQUE L & VE						
GRANTEE: HAAG VENEISHA TRUST						
1463/0093	12/04/2006	QC	U	I	07	100
GRANTOR: HAAG DOMINIQUE L						
GRANTEE: HAGG VENEISHA & DOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FSP=[YR=2012] N6 W16 UOP=[YR=2012] N4 W22 S10 E22 N6$ S12 E16 N6$ S6 W16 N6 W22 S40 E12 S2 E12 N2 FOP=[YR=2005] E18 N6 W18 S6$ N6 E26 N34$.

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	0812	CONCRETE C	0	0	0	0	832.00	SF	4.00	4.00	100	2006	2006	3	86	2,862	

LAND DESCRIPTION

TOTAL OB/XF 2,862

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	0		OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	19,500.00	19,500.00	99,450							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 5.10 Total Land Value: 99,450 Market: 0 Agricultural: 0 Common: 99,450 PRINTED 07/30/2025 BY SYS