LOT 35
WOODLAND ESTATES #1 PB 4/29
ESMT IN OR 2549-1657

TOLLESON JOSHUA G & MARI L L/E/
43002 PINERIDGE DR
CALLAHAN, FL 32011

2025

16-1N-25-2910-0035-0000

BUILDING CHARACTERISTICS

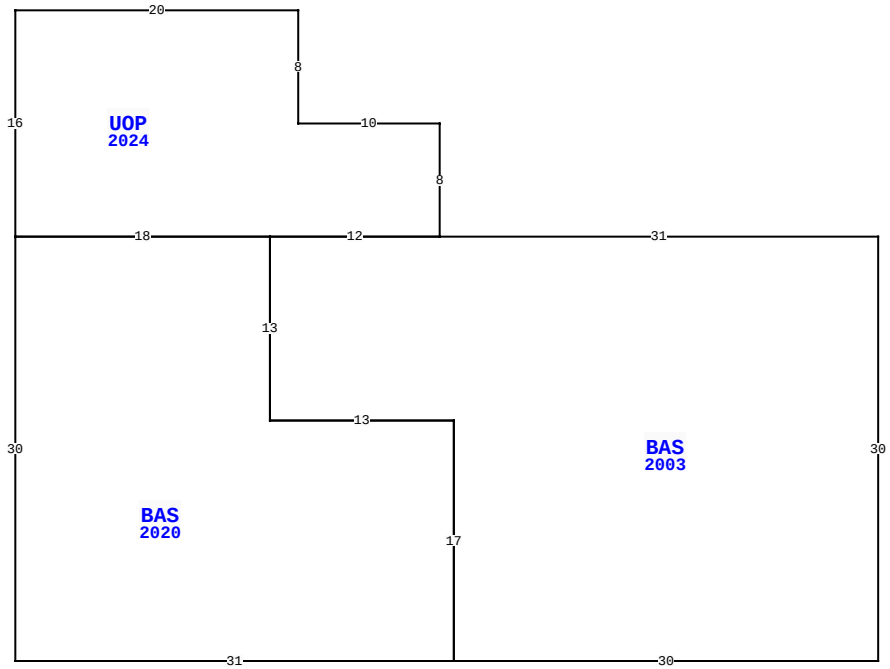
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,069	100	2003	1,069	136,621
BAS	761	100	2020	761	97,258
UOP	400	20	2024	80	10,224
TOTALS	2,230			1,910	244,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,910	102.9980	135.96	259,684	2002	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2021 Heated Area: 1830 HX Base Yr



43002 PINERIDGE DR, CALLAHAN

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

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	0940	SHEDS/PORT	0	100	0	0	300.00	SF	30.00	30.00	100	1994	1994	3	20	1,800	
2	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	1997	1997	3	72	3,594	
3	0861	POOL GUNIT	0	100	0	0	733.00	SF	85.00	85.00	100	1997	1997	3	20	12,461	
4	0845	KOOL DECK	0	100	0	0	952.00	SF	7.25	7.25	100	1997	1997	3	72	4,969	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	20	400	
6	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2022	2022	3	93	8,928	
7	0751	UOP	0	100	0	0	1.00	SF	10.00	10.00	100	2024	2022		95	10	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		276,629
TOTAL MARKET OB/XF VALUE		32,162
TOTAL LAND VALUE - MARKET		234,755
TOTAL MARKET VALUE		543,546
SOH/AGL Deduction		227,368
ASSESSED VALUE		316,178
TOTAL EXEMPTION VALUE	13	316,178
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		543,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,932

PR OWNERS: 26X52 DW/MH @ 43014 SHARES W+S WITH SFR
UOP (16X24) ATTACHED TO DW/MH @ 43014
DW/MH (26X52) HAS 2024 DECAL (11/2023) + OCCUPIED
DW/MH ID: LOHGA30072554(A/B) @ 43014 PINERIDGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009239	CARPORT	29,736	06/16/2022
22005192	CO ISSUED	0	04/05/2022
21015591	MH MOVE-ON	0	11/10/2021
18009814	ADDITION	101,550	02/01/2019
B20996	GARAGE	18,664	01/01/2008
B16454	GARAGE	18,664	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/958	5/19/2025	LE	U	I	11	100
GRANTOR: TOLLESON JOSHUA & MAR						
GRANTEE: TOLLESON REVOCABLE						
1967/0287	3/09/2015	WD	Q	I	01	199,900
GRANTOR: KOSTENSKI EDWARD A						
GRANTEE: TOLLESON JOSHUA G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W31 W12 S13 E13 S17 E30 N30 $
BAS=[YR=2020;ORIG=-43,0] W18 S30 E31 N17 W13 N13 $
UOP=[YR=2024;ORIG=-61,0] N16 E20 S8 E10 S8 W12 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,162

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	16.19	AC		1.00	1.00	1.00	14,500.00	14,500.00	234,755							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 16.19 Total Land Value: 234,755 Market: 0 Agricultural: 0 Common: 234,755 PRINTED 07/30/2025 BY SYS

LOT 35
WOODLAND ESTATES #1 PB 4/29
ESMT IN OR 2549-1657

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43002 PINERIDGE DR
CALLAHAN, FL 32011

2025

16-1N-25-2910-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

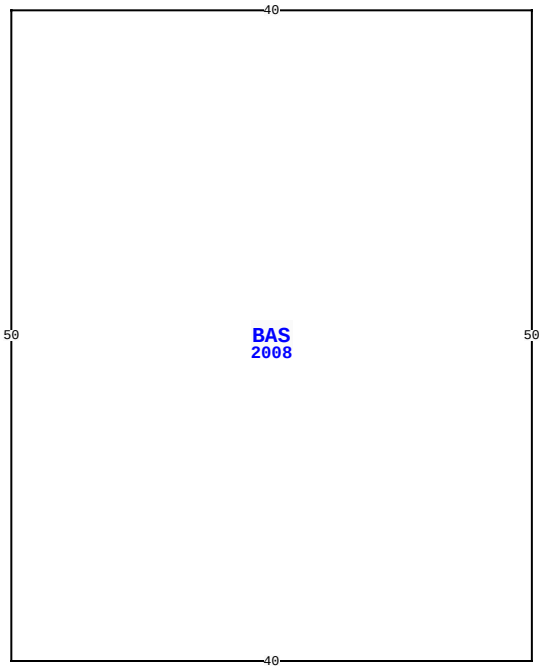
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2008	2,000	32,526
TOTALS	2,000			2,000	32,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	56.3500	20.85	41,700	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2021 Heated Area: 2000 HX Base Yr



43002 PINERIDGE DR, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		543,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E10429	NEW CONSTR	3,000	11/01/2002
P5337	NEW CONSTR	0	01/01/2002
B9065	NEW CONSTR	54,293	12/01/2001
3738	REPAIR/RRF	0	12/01/2001
B97405	SWIM POOL	45,000	06/01/1997
E97384	NEW CONSTR	500	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: TOLLESON JOSHUA & MAR						
GRANTEE: TOLLESON REVOCABLE						
1967/0287	3/09/2015	WD	Q	I	01	199,900
GRANTOR: KOSTENSKI EDWARD A						
GRANTEE: TOLLESON JOSHUA G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S50 E40 N50$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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