

PT OF LOT 36
IN OR 938/466
WOODLAND ESTATES #1 PBK 4/29

EDWARDS FAMILY REVOC LIVING TRUST/EDWARDS LYNDA M
43026 PINERIDGE DRIVE
CALLAHAN, FL 32011

2025

16-1N-25-2910-0036-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	1,848	100	1997	1,848	67,953
FOP	42	30	1997	13	478
FOP	170	30	1997	51	1,875
PTO	130	5	2024	6	221
USP	260	50	2024	130	4,780
TOTALS	2,450			2,048	75,307

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0351	CARPORT MT	0	100	20	20	400.00	SF	5.90
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00

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	0005	OR	0.00	0.00	2.01

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,048	123.6000	105.06	215,163	1997	1997	0	0	65.00	35.00
1 M/H 94+ - 100% - 1997 Heated Area: 1848 HX Base Yr 1997											
43026 PINERIDGE DR, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2025 MLU											

TOTAL OB/XF											
6,472											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		75,307	
TOTAL MARKET OB/XF VALUE		6,472	
TOTAL LAND VALUE - MARKET		70,350	
TOTAL MARKET VALUE		152,129	
SOH/AGL Deduction		69,543	
ASSESSED VALUE		82,586	
TOTAL EXEMPTION VALUE		HX HB WX SX 81,597	
BASE TAXABLE VALUE		989	
TOTAL JUST VALUE		152,129	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,762	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971795	MH MOVE-ON	0	06/01/1997
MH951096	MH MOVE-ON	0	12/01/1995
93309	MH MOVE-ON	1,500	01/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/0466	6/27/2000	WD	Q	I	01	100
GRANTOR: EDWARDS FRANK III & L						
GRANTEE: EDWARDS FRANK III &						
0635/0021	8/29/1991	WD	Q	V	01	100
GRANTOR: EDWARDS DAVID& FRANK						
GRANTEE: EDWARDS FRANK & L M						

BUILDING NOTES									
BAS=[YR=1997;ORIG=0,0] W2 N14 W24 S14 W30 S27 E16 E40 N18 N9 \$									
FOP=[YR=1997;ORIG=-40,27] S10 E17 N10 W17 \$									
FOP=[YR=1997;ORIG=0,9] E6 N7 W6 S7 \$									
USP=[YR=2024;ORIG=-46,-13] E20 S13 W20 N13 \$									
PTO=[YR=2024;ORIG=-56,-13] E10 S13 W10 N13 \$									
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