PT OF LOT 36
IN OR 2053/1449
WOODLAND ESTATES #1 PBK 4/29

FORSTER NEVA N TRUST/FORSTER NEVA N TRUSTEE
PO BOX 798
CALLAHAN, FL 32011

2025

16-1N-25-2910-0036-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

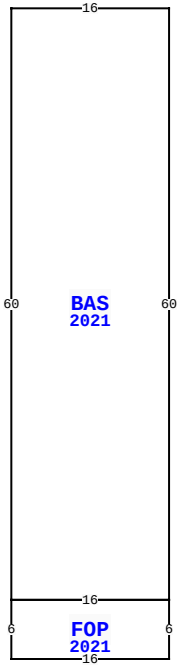
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2021	960	48,143
FOP	96	30	2021	29	1,455
TOTALS	1,056			989	49,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	989	128.2600	109.02	107,821	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



43058 PINERIDGE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	49,598
TOTAL MARKET OB/XF VALUE	2,897
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	99,745
SOH/AGL Deduction	27,423
ASSESSED VALUE	72,322
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,322
TOTAL JUST VALUE	99,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009048	CO ISSUED	0	07/26/2021
20009048	MH MOVE-ON	0	09/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/1449	6/13/2016	SW	U	I	11	100
GRANTOR: FORSTER NEVA N						
GRANTEE: FORSTER NEVA N TRUS						
1749/0652	7/13/2011	WD	U	I	30	100
GRANTOR: FORSTER MARRIETIES G						
GRANTEE: FORSTER WALTER M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S60 FOP=[YR=2021] S6 E16 N6 W16$ E16 N60$.

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	0681	POLE SHED	0	0	12	12	144.00	SF	15.00	15.00	100	2009	2009	3	52	1,123	
2	0940	SHEDS/PORT	0	0	12	16	192.00	SF	26.40	26.40	100	2009	2009	3	35	1,774	

LAND DESCRIPTION

TOTAL OB/XF 2,897

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	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 12/07/2021 BY KB Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS