PT OF LOT 37 IN OR 2137/1693
(EX ESMT IN OR 801/1528)
WOODLAND ESTATES #1 PBK 4/29

MCSWAIN ROSEMARY
43136 PINERIDGE DR
CALLAHAN, FL 32011

2025

16-1N-25-2910-0037-0010

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

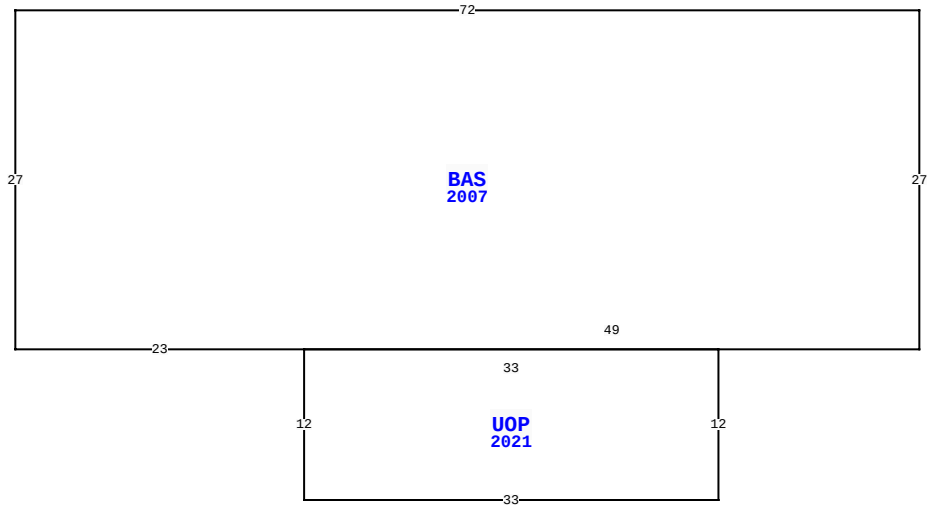
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2007	1,944	112,323
UOP	396	25	2021	99	5,720
TOTALS	2,340			2,043	118,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,043	117.2000	99.62	203,524	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2021 Heated Area: 1944 HX Base Yr 2021



43136 PINERIDGE DR, CALLAHAN

BLD DATE	05/09/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		118,044
TOTAL MARKET OB/XF VALUE		14,723
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		177,767
SOH/AGL Deduction		47,794
ASSESSED VALUE		129,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,251
TOTAL JUST VALUE		177,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4915	CO ISSUED	0	03/01/2007
MH4915	MH MOVE-ON	0	03/01/2007
M12737	MECH OTHER	0	03/01/2007
P12221	OTHER	0	03/01/2007
E18839	ELEC OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1693	7/24/2017	SW	U	I	11	100
GRANTOR: FORSTER NEVA N						
GRANTEE: MCSWAIN ROSEMARY						
2137/1691	7/24/2017	SW	U	I	11	100
GRANTOR: FORSTER NEVA N TRUST						
GRANTEE: FORSTER NEVA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W72 S27 E23 UOP=[YR=2021] S12 E33 N12 W33$
E49 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0940	SHEDS/PORT	0	100	24	13	312.00	SF	30.00	30.00	100	2021	2021	3	90	8,424	
3	1242	WD DECK A	0	100	24	16	384.00	SF	10.00	10.00	100	2019	2019	3	82	3,149	

LAND DESCRIPTION

TOTAL OB/XF 14,723

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/25/2022 BY HSA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS