BLOCK 8 PT OF LOTS 1 & 2
WOODLAND EST #2 PB 4/46-48

COLLINS PEGGY/BOWERS ANNETTE L
43150 PINEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0011

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	02	Quality Level 02

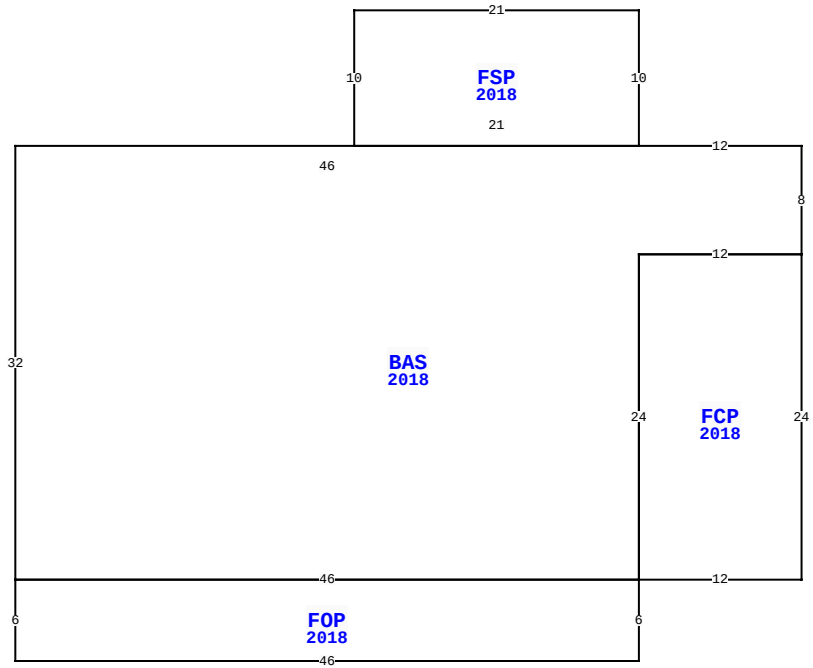
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2018	1,568	220,850
FCP	288	25	2018	72	10,141
FOP	276	30	2018	83	11,690
FSP	210	40	2018	84	11,832
TOTALS	2,342			1,807	254,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	109.4400	144.46	261,039	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1568 HX Base Yr 2019



43150 PINEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,441
TOTAL MARKET OB/XF VALUE		25,050
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		339,491
SOH/AGL Deduction		216,871
ASSESSED VALUE		122,620
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		16,898
TOTAL JUST VALUE		339,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,930

MISC STRG CONTAINER= NV: 8/23KW
RV CRPT (IN FRONT OF BLDG #2)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001803	CO ISSUED	0	02/20/2018
B1702639	NEW CONSTR	0	03/29/2017
B1633200	DEMOLITION	4,500	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/372	6/02/2023	WD	U	I	11	100
GRANTOR: COLLINS PEGGY L						
GRANTEE: COLLINS PEGGY						
2202/0467	6/01/2018	WD	Q	I	01	145,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: COLLINS JACKSON D &						

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	100	0	0	4,100.00	SF	4.00	4.00	100	1980	1980	3	30	4,920	
2	0200	BARN WD 0-	0	100	12	28	336.00	SF	15.00	15.00	100	1960	1960	3	20	1,008	
3	0810	CONCRETE A	0	100	0	0	1,000.00	SF	6.50	6.50	100	2018	2018	3	97	6,305	
4	0811	CONCRETE B	0	100	0	0	1,300.00	SF	5.20	5.20	100	2020	2020	3	98	6,625	
5	0351	CARPORT MT	1	100	30	24	720.00	SF	10.00	10.00	100	2024	2020		86	6,192	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 W46 S32 E46 N24 E12 N8 $
FCP=[YR=2018;ORIG=-12,32] E12 N24 W12 S24 $
FOP=[YR=2018;ORIG=-58,32] S6 E46 N6 W46 $
FSP=[YR=2018;ORIG=-12,0] N10 W21 S10 E21 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,050

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/15/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

BLOCK 8 PT OF LOTS 1 & 2
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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

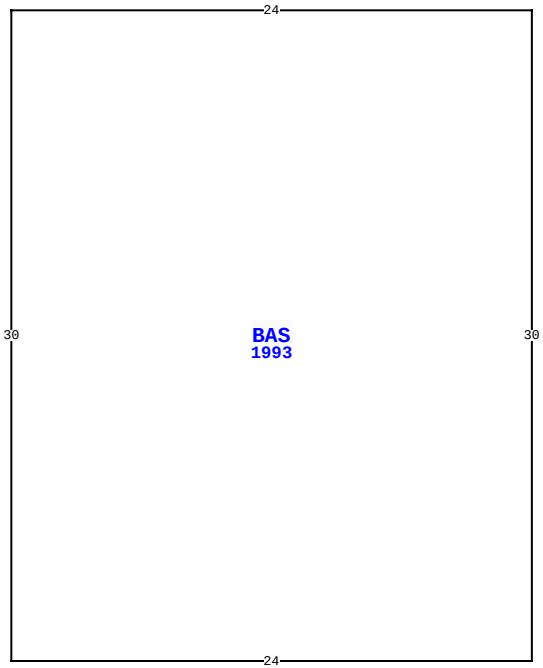
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	9,928
TOTALS	720			720	9,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	62.1000	22.98	16,546	1977	2000	0	0	0	40.00	60.00

2 GARAGE RES – 100% - 2019 Heated Area: 720 HX Base Yr 2019



43150 PINEWOOD CT, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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BASE TAXABLE VALUE		16,898
TOTAL JUST VALUE		339,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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2202/0467	6/01/2018	WD	Q	I	01	145,000
GRANTOR: B Y FRANKLIN PROPERTI						
GRANTEE: COLLINS JACKSON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S30 E24 N30 $
.

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

REVIEW DATE 08/15/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS