BLOCK 8 LOTS 3 & 4
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

NYE MELISSA ANN
43222 PINEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0040

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

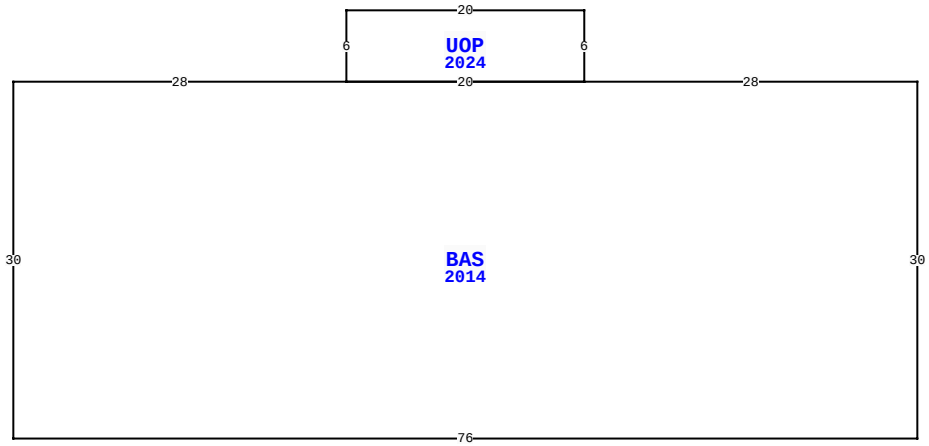
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2014	2,280	144,869
UOP	120	25	2024	30	1,906
TOTALS	2,400			2,310	146,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,310	116.8000	99.28	229,337	2010	2010	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2015 Heated Area: 2280 HX Base Yr 2015



43222 PINEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/23/2023 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		146,776
TOTAL MARKET OB/XF VALUE		11,146
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		257,922
SOH/AGL Deduction		89,726
ASSESSED VALUE		168,196
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		117,474
TOTAL JUST VALUE		257,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5524	MH MOVE-ON	0	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2479/1343	5/21/2021	QC	U	I	11	100
GRANTOR: NYE RICHARD M JR						
GRANTEE: NYE MELISSA A						
2397/1714	6/04/2020	QC	U	I	11	100
GRANTOR: NYE RICHARD M JR						
GRANTEE: NYE MELISSA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014;ORIG=0,0] W28 W20 W28 S30 E76 N30 $
UOP=[YR=2024;ORIG=-48,0] E20 N6 W20 S6 $
.

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	14	8	112.00	SF	30.00	30.00	100	1993	1993	3	20	672	
2	0350	CARPORT WD	0	100	14	24	336.00	SF	13.00	13.00	100	1993	1993	3	20	874	
3	0680	POLE SHED	0	100	50	30	1,500.00	SF	10.00	10.00	100	2024	2012		64	9,600	

LAND DESCRIPTION

TOTAL OB/XF 11,146

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS