

BLOCK 8 LOT 5
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

WILCOX EDWARD M SR L/E & WILCOX BETTY F L/E/
43246 PINEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0050



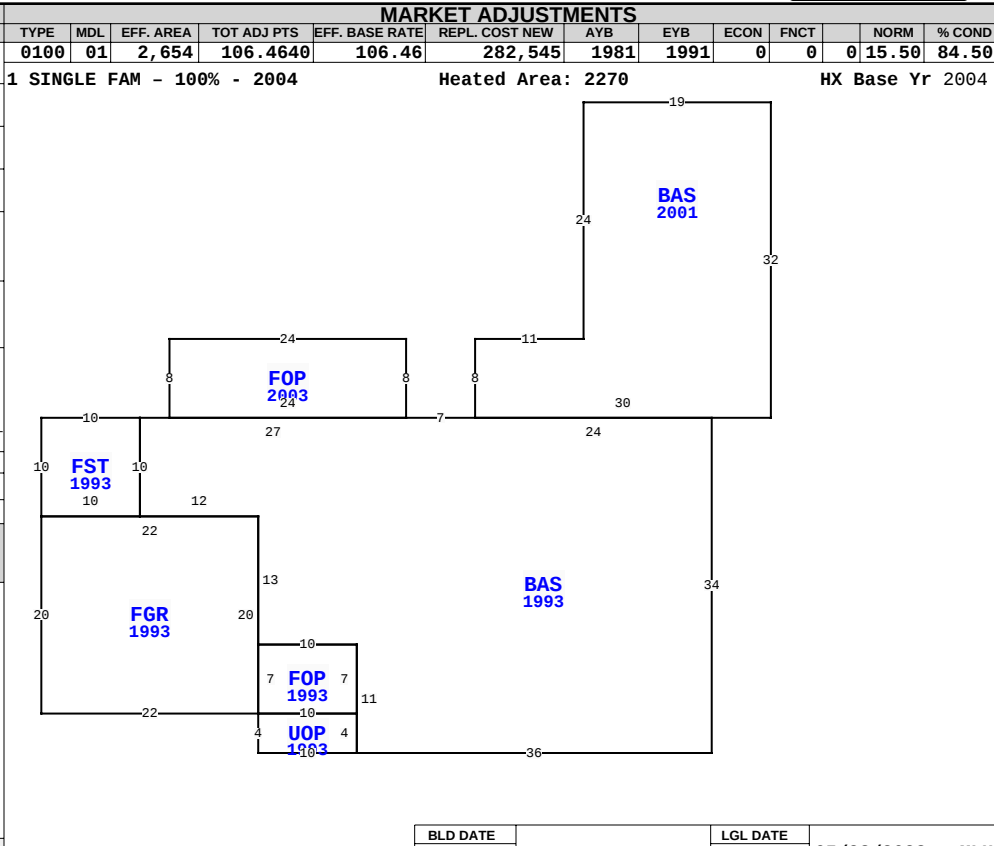
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,574	100	1993	1,574	141,595
BAS	696	100	2001	696	62,611
FGR	440	55	1993	242	21,770
FOP	70	30	1993	21	1,889
FOP	192	30	2003	58	5,218
FST	100	55	1993	55	4,947
UOP	40	20	1993	8	720
TOTALS	3,112			2,654	238,751

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	378.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	504.00	SF	7.25
5	0510	GARAGE WD-	0	100	10	28	280.00	SF	26.95
6	0351	CARPORT MT	0	100	20	25	500.00	SF	10.00
7	0812	CONCRETE C	0	100	0	0	3,784.00	SF	4.00

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	0006	OR	0.00	0.00	1.00



43246 PINEWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		238,751	
TOTAL MARKET OB/XF VALUE		27,163	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		315,914	
SOH/AGL Deduction		133,580	
ASSESSED VALUE		182,334	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		131,612	
TOTAL JUST VALUE		315,914	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		305,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009597	REPAIR/RRF	10,800	10/12/2020
B007489	ADDITION	40,000	10/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0221	2/07/2022	LE	U	I	14	100
GRANTOR: WILCOX EDWARD M SR &						
GRANTEE: WILCOX EDWARD M SR						
1182/0823	10/22/2003	WD	Q	I		220,000
GRANTOR: MAHAFFEY VANCE G & LA						
GRANTEE: WILCOX EDWARD SR &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W19 S24 W11 S8 BAS=[YR=1993] W7 FOP=[YR=2003] N8 W24 S8 E24 \$ W27 FST=[YR=1993] W10 S10 FGR=[YR=1993] S20 E22 UOP=[YR=1993] S4 E10 N4 FOP=[YR=1993] N7 W10 S7 E10 \$ W10 \$ N20 W22 \$ E10 N10 \$ S10 E12 S13 E10 S11 E36 N34 W24 \$ E30 N32 \$.									