

BLOCK 8 LOT 6
IN OR 2034/1799
WOODLAND ESTATES UNIT 2

KIZER JACOB Z
43274 PINWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,520	100	1993	1,520	149,995
FOP	40	30	1993	12	1,184
SFB	520	80	2015	416	41,052
UOP	180	20	2011	36	3,553
USP	300	30	2011	90	8,881
TOTALS	2,560			2,074	204,664

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00
2	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50
3	0810	CONCRETE A	0	100	0	0	320.00	SF	6.50	6.50
4	0810	CONCRETE A	0	100	0	0	408.00	SF	6.50	6.50
5	0820	WOOD WALK	0	100	150	3	450.00	SF	11.75	11.75
6	0300	BOAT DCK W	0	100	14	8	112.00	SF	40.00	40.00
7	0351	CARPORT MT	0	100	36	24	864.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	RES	100		OR	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,074	126.1113	126.11	261,552	1979	1995	0	0	0	21.75	78.25
1 SINGLE FAM - 100% - 2021												
Heated Area: 1936												
HX Base Yr 2021												
25 15 12 12 25 15 20 20 26 26 28 20 22 4 4 36 30												
BAS 1993												
USP 2011												
UOP 2011												
FOP 1993												
SFB 2015												

43274 PINWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	204,664		
TOTAL MARKET OB/XF VALUE	14,394		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	269,058		
SOH/AGL Deduction	48,784		
ASSESSED VALUE	220,274		
TOTAL EXEMPTION VALUE	HX HB VX 55,722		
BASE TAXABLE VALUE	164,552		
TOTAL JUST VALUE	269,058		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	261,418		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2034/1799	3/04/2016	WD	Q	I	01	229,000	
GRANTOR: BERLIN PHYLLIS H							
GRANTEE: KIZER JACOB Z							
1072/1859	8/05/2002	WD	Q	I		134,000	
GRANTOR: CLAY PAUL S & ELEANOR							
GRANTEE: BERLIN PHYLLIS H							

BUILDING NOTES										

BUILDING DIMENSIONS										
UOP=[YR=2011] W15 USP=[YR=2011] W25 S12 BAS=[YR=1993] W30 S36 E22 FOP=[YR=1993] E4 N10 W4 S10\$N10 E28 SFB=[YR=2015] E20 N26 W20 S26\$ N26 W20\$ E25 N12\$ S12 E15 N12\$.										