

BLOCK 8 LOT 7 OR 206/391
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

WOFFORD TERRELL L L/E/
43292 PINWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	04	Quality Level 04
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	2,051	100	1993	2,051	189,679
FOP	10	30	1993	3	277
FSP	364	40	1993	146	13,502
UCP	720	20	2024	144	13,317
UDG	624	55	1993	343	31,721

TOTALS	3,769			2,687	248,497
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0681	POLE SHED	0	100	30	40	1,200.00	SF	15.00
3	0812	CONCRETE C	0	100	0	0	2,058.00	SF	4.00
4	0351	CARPORT MT	0	100	30	24	720.00	SF	8.50
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	26.25

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

REVIEW DATE	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,687	109.7712	109.77	294,952	1977	1990	0	0	0 15.75	84.25
1 SINGLE FAM - 100% - 0 Heated Area: 2051 HX Base Yr 1978											

43292 PINWOOD CT, CALLAHAN	BLD DATE	LGL DATE	05/23/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	38	760	
2	0681	POLE SHED	0	100	30	40	1,200.00	SF	15.00	15.00	100	1979	1979	3	20	3,600	
3	0812	CONCRETE C	0	100	0	0	2,058.00	SF	4.00	4.00	100	1980	1980	3	30	2,470	
4	0351	CARPORT MT	0	100	30	24	720.00	SF	8.50	8.50	100	2002	2002	3	20	1,224	
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	26.25	26.25	100	1999	1999	3	26	6,143	

TOTAL OB/XF														14,197	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06	OR	0.00	0.00	1.00	LT		1.00	1.00	1.40	50,000.00	70,000.00				

Total Acres: 0.00	Total Land Value: 70,000	Market: 0	Agricultural: 0	Common: 70,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				248,497	
TOTAL MARKET OB/XF VALUE				14,197	
TOTAL LAND VALUE - MARKET				70,000	
TOTAL MARKET VALUE				332,694	
SOH/AGL Deduction				168,754	
ASSESSED VALUE				163,940	
TOTAL EXEMPTION VALUE		HX HB WR		55,722	
BASE TAXABLE VALUE				108,218	
TOTAL JUST VALUE				332,694	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				321,447	

PL SHED (30X40) ATTACHED TO GR/UT (30X30)- IN BACK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004787	REPAIR/RRF	11,200	08/01/2017
R970614	REPAIR/RRF	1,182	06/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2454/1742	4/21/2021	LE	U	I	11	100	
GRANTOR: WOFFORD TERRELL L							
GRANTEE: WOFFORD JAMES T							
0206/0391	1/01/1975	WD	Q	V		9,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W16 W26 W10 S10 S29 E29 N7 N2 E5 S2 E15 N12 E26 N20 \$									
UDG=[YR=1993;ORIG=16,-6] E24 S26 W24 N26 \$									
FOP=[YR=1993;ORIG=-16,0] N14 W26 S14 E26 \$									
PTR=[YR=1993;ORIG=-46,32] E5 N2 W5 S2 \$									
UCP=[YR=1993;ORIG=0,0] E10 W10 \$									
UCP=[YR=2024;ORIG=13,20] E3 E24 E3 S24 W30 N24 \$									