

BLOCK 8 LOT 9
IN OR 1588/977
WOODLAND ESTATES UNIT 2

HANSON THOMAS & MOLLY
43275 PINEWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	26	AL SIDING 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,112	100	1993	1,112	114,626
FOP	252	30	1993	76	7,834
FST	140	55	1993	77	7,937
FUS	1,176	100	1993	1,176	121,223
PTO	266	5	2007	13	1,340
SFB	380	80	2017	304	31,336
USP	364	30	2007	109	11,236
TOTALS	3,690			2,867	295,533

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	686.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0812	CONCRETE C	0	100	61	12	732.00	SF	4.00	4.00	
4	0812	CONCRETE C	0	100	30	24	720.00	SF	4.00	4.00	
5	0812	CONCRETE C	0	100	0	0	2,046.00	SF	4.00	4.00	
6	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	
7	0811	CONCRETE B	0	100	0	0	1,876.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	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
0900	01	2,867	96.8670	127.86	366,575	1986	1995	0	0	0 19.38	80.62
1 SNGL FAM - 100% - 2009 Heated Area: 2592 HX Base Yr 2009											
43275 PINEWOOD CT, CALLAHAN											

TOTAL OB/XF											
21,114											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		307,427	
TOTAL MARKET OB/XF VALUE		21,114	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		378,541	
SOH/AGL Deduction		174,108	
ASSESSED VALUE		204,433	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		153,711	
TOTAL JUST VALUE		378,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,997	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4474	N/A	12,240	11/02/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1588/0977	10/07/2008	WD	Q	I		284,000	
GRANTOR: DELP TOM & SUZANNE							
GRANTEE: HANSON THOMAS & MOL							
0888/0174	6/22/1999	QC	Q	I	06	100	
GRANTOR: CHAMPION REALTY CORP							
GRANTEE: HOLLOWAY CECIL R &							

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO=[YR=2007] W19 USP=[YR=2007] W26 S14 FST=[YR=1993] W15 S7 SFB=[YR=2017] S19 FOP=[YR=1993] S6 E42 N2 BAS=[YR=1993] E18 N30 W40 S26 E22 S4\$ N4 W42\$ E20 N19 W20\$ E20 N7 W5\$ E26 N14\$ S14 E19 N14\$ PTR=E10 FUS=[YR=1993] E42 S28 W42 N28\$ W10\$.											

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