

BLOCK 8 LOT 10
IN OR 1765/523
WOODLAND ESTATES UNIT 2

SZAKACSI EDWARD M & JILL E
43239 PINWOOD CT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	121,149
FGR	480	55	1993	264	25,960
FOP	144	30	1993	43	4,229
FUS	616	100	1993	616	60,575
PTO	280	5	1993	14	1,377

TOTALS	2,752			2,169	213,289
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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	0812	CONCRETE C	0	100	0	0	2,862.00	SF	4.00
3	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	35.00
4	0861	POOL GUNIT	0	100	0	0	250.00	SF	85.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
6	0855	CONC PAVER	0	100	0	0	596.00	SF	10.00
7	0910	SCRN RM L	0	100	32	27	864.00	SF	15.00

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

REVIEW DATE	05/20/2024	BY	TWA
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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	
0900	01	2,169	105.2961	138.99	301,469	1978	1983		0	0	29.25	70.75	
1 SNGL FAM - 100% - 2012 Heated Area: 1848 HX Base Yr 2012													

43239 PINWOOD CT, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/23/2023
	INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0812	CONCRETE C	0	100	0	0	2,862.00	SF	4.00	4.00	100	1982	1982	3	35	4,007	
3	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	35.00	35.00	100	1984	1984	3	20	7,056	
4	0861	POOL GUNIT	0	100	0	0	250.00	SF	85.00	85.00	100	2013	2013	3	68	14,450	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2013	2013	3	55	550	
6	0855	CONC PAVER	0	100	0	0	596.00	SF	10.00	10.00	100	2013	2013	3	93	5,543	
7	0910	SCRN RM L	0	100	32	27	864.00	SF	15.00	15.00	100	2013	2013	3	55	7,128	

TOTAL OB/XF													
40,274													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00

Market:	0	Agricultural:	0	Common:	42,500
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		213,289	
TOTAL MARKET OB/XF VALUE		40,274	
TOTAL LAND VALUE - MARKET		42,500	
TOTAL MARKET VALUE		296,063	
SOH/AGL Deduction		137,406	
ASSESSED VALUE		158,657	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		107,935	
TOTAL JUST VALUE		296,063	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327790	NEW CONSTR	16,824	10/01/2013
B1327493	SWIM POOL	36,220	07/01/2013
R960502	REPAIR/RRF	3,500	08/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1765/0523	11/07/2011	WD U	I	I	11	115,000	
GRANTOR: CITIBANK N A TRUSTEE							
GRANTEE: SZAKACSI EDWARD M &							
1721/0263	1/24/2011	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: CITIBANK N A TRUSTE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W20 BAS=[YR=1993] W6 PTO=[YR=1993] N10 W28 S10 E28\$ W38 S28 E13 FOP=[YR=1993] S8 E18 N8 W18\$ E31 N28\$ S24 E20 N24\$ PTR=E15 FUS=[YR=1993] E44 S14 W44 N14\$ W15\$.									