BLOCK 8 LOT 13 &
THE W'LY 203.28 FT OF LOT 12
WOODLAND ESTATES UNIT 2

COLLINS STEPHAN CLIFFORD & MELONYE
43247 PINEWOOD COURT
CALLAHAN, FL 32011

2025

16-1N-25-2912-0008-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

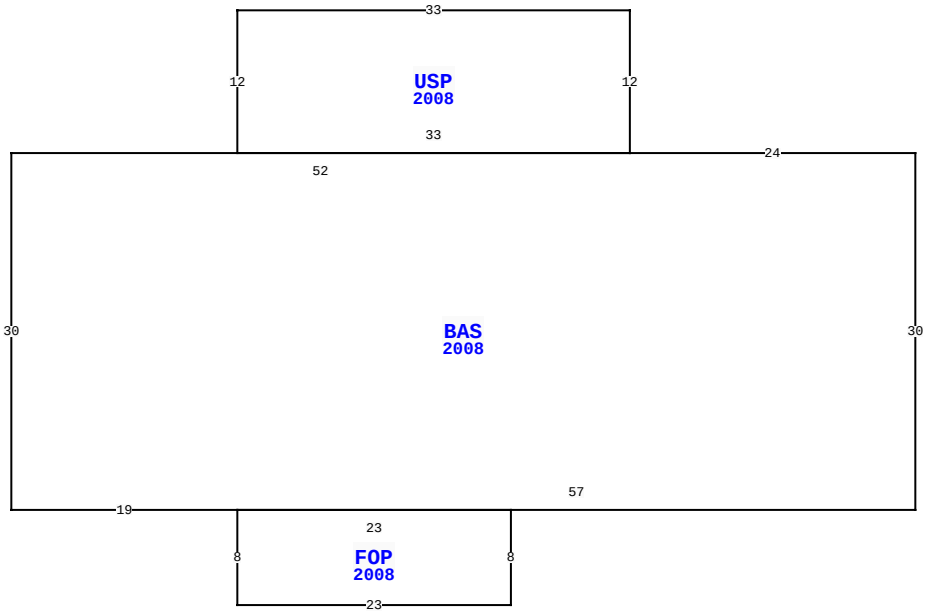
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2008	2,280	173,052
FOP	184	30	2008	55	4,175
USP	396	50	2008	198	15,028
TOTALS	2,860			2,533	192,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,533	135.3000	115.00	291,295	2001	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2025 Heated Area: 2280 HX Base Yr 2025



43247 PINEWOOD CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		214,703
TOTAL MARKET OB/XF VALUE		8,880
TOTAL LAND VALUE - MARKET		306,680
TOTAL MARKET VALUE		530,263
SOH/AGL Deduction		229,885
ASSESSED VALUE		300,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,656
TOTAL JUST VALUE		530,263
NCON VALUE		7,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250003077	REPLACEMENT DW MO	0	03/26/2025
B240010306	OPEN CARPORT 18X4	23,112	09/06/2024
MH4660	MH MOVE-ON	0	09/01/2005
E15623	ELEC OTHER	0	08/01/2005
B11802	GARAGE	0	10/01/2003
MH3879	MH MOVE-ON	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1950	7/13/2023	WD	Q	I	01	579,000
GRANTOR: KOSTENSKI SUZANNE D						
GRANTEE: COLLINS STEPHAN CLI						
0717/285	10/28/1994	WD	Q	V	01	60,000
GRANTOR: TRINGALI ANTHONY & OZ						
GRANTEE: KOSTENSKI SUZANNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 USP=[YR=2008] N12 W33 S12 E33$ W52 S30 E19 FOP=[YR=2008] S8 E23 N8 W23$ E57 N30$.

EXTRA FEATURES

LN	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	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2025	2024		100	7,200	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2001		84	1,680	

LAND DESCRIPTION

TOTAL OB/XF 8,880

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	36.08	AC		1.00	1.00	1.00	8,500.00	8,500.00	306,680							

REVIEW DATE 06/25/2025 BY TW Total Acres: 36.08 Total Land Value: 306,680 Market: 0 Agricultural: 0 Common: 306,680 PRINTED 07/30/2025 BY SYS

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THE W'LY 203.28 FT OF LOT 12
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

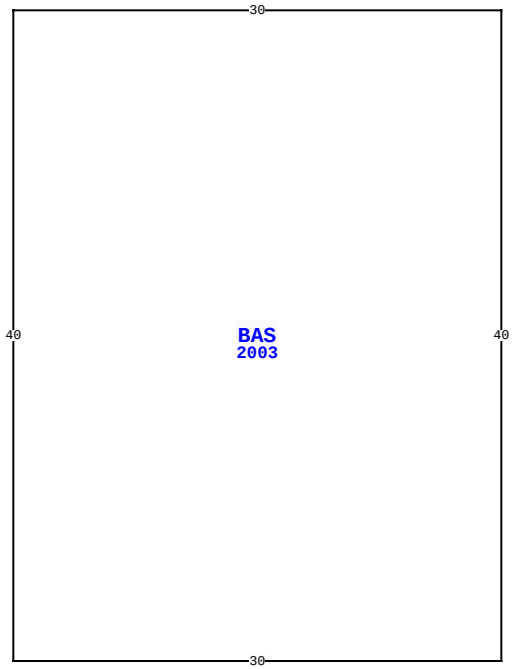
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2003	1,200	22,448
TOTALS	1,200			1,200	22,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	74.3590	27.51	33,012	2003	2003	0	0	0	32.00	68.00

2 GARAGE RES – 100% - 2025 Heated Area: 1200 HX Base Yr 2025



43247 PINEWOOD CT, CALLAHAN

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TOTAL JUST VALUE		530,263
NCON VALUE		7,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9609	XFOB	0	04/01/2002
E9531	NEW CONSTR	2,000	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1950	7/13/2023	WD	Q	I	01	579,000
GRANTOR: KOSTENSKI SUZANNE D						
GRANTEE: COLLINS STEPHAN CLI						
0717/285	10/28/1994	WD	Q	V	01	60,000
GRANTOR: TRINGALI ANTHONY & OZ						
GRANTEE: KOSTENSKI SUZANNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S40 E30 N40$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/25/2025 BY TW Total Acres: 36.08 Total Land Value: 306,680 Market: 0 Agricultural: 0 Common: 306,680 PRINTED 07/30/2025 BY SYS