IN OR 2798/1677
PARCELS 23-2 & 23-4

CALHOUN CHRISTOPHER C/FAIRBANKS CYNTHIA MEREDITH
86225 PINEWOOD DR
YULEE, FL 32097

2025

42-2N-27-0000-0023-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

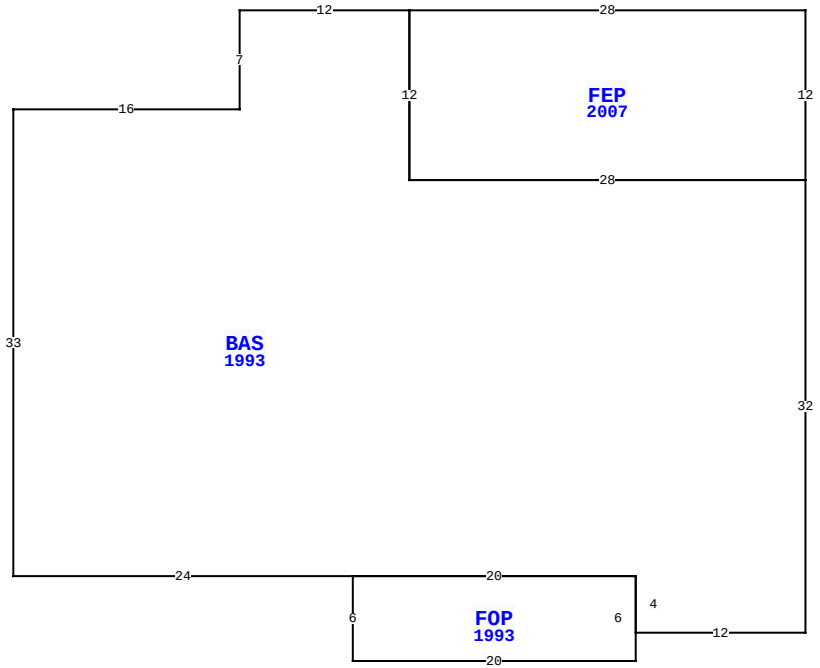
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1993	1,840	139,730
FEP	336	80	2007	269	20,428
FOP	120	30	1993	36	2,734
TOTALS	2,296			2,145	162,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,145	120.5400	120.54	258,558	1965	1970	0	0	0	37.00	63.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1840 HX Base Yr



86225 PINEWOOD DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0511	GARAGE CB-	0	0	18	28	504.00	SF	24.00	24.00	100	1975	1975	3	25	3,024	
2	0810	CONCRETE A	0	0	0	0	38.00	SF	6.50	6.50	100	1975	1975	3	25	62	
3	0811	CONCRETE B	0	0	23	22	506.00	SF	5.20	5.20	100	1980	1980	3	30	789	
4	0810	CONCRETE A	0	0	0	0	150.00	SF	6.50	6.50	100	1980	1980	3	30	293	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	162,892
TOTAL MARKET OB/XF VALUE	4,168
TOTAL LAND VALUE - MARKET	62,178
TOTAL MARKET VALUE	229,238
SOH/AGL Deduction	0
ASSESSED VALUE	229,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,238
TOTAL JUST VALUE	229,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16520	ADDITION	23,195	09/01/2005
R970726	REPAIR/RRF	7,500	01/07/1998
3391	H/AC	3,800	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1677	6/26/2025	QC	U	I	11	100
GRANTOR: CALHOUN CHRISTOPHER C						
GRANTEE: CALHOUN CHRISTOPHER						
2715/1031	5/30/2024	LE	U	I	11	100
GRANTOR: CALHOUN MARY E						
GRANTEE: CALHOUN CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2007] W28 BAS=[YR=1993] W12 S7 W16 S33 E24
FOP=[YR=1993] S6 E20 N6 W20 $ E20 S4 E12 N32 W28 N12 $S12 E28 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 4,168

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	0		OR	0.00	0.00	0.77	AC		1.00	1.00	0.95	85,000.00	80,750.00	62,178							

REVIEW DATE 12/12/2019 BY DJA Total Acres: 0.77 Total Land Value: 62,178 Market: 0 Agricultural: 0 Common: 62,178 PRINTED 07/30/2025 BY SYS