

LOT 12
WOODLAND ESTATES UNIT 1
PBK 4/29

BENNETT'S PROPERTY SERVICES INC
542030 US HIGHWAY 1
CALLAHAN, FL 32011

2026

16-1N-25-2910-0012-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6														
Exterior Wall	30	VINYL 100	0800	02	2,220	118.0000	106.20	235,764	2011	2011	0	0	0	36.00	64.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 94+ 0% - 2026													Heated Area: 2108 HX Base Yr													
Roof Cover	03	COMP SHNGL 100														VALUATION BY STANDARD													
Interior Wall	05	DRYWALL 100														Tax Group: 6 Tax Dist:													
Interior Floor	14	CARPET 100														BUILDING MARKET VALUE 178,557													
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE 23,420													
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET 158,900													
Bedrooms	4	100														TOTAL MARKET VALUE 360,877													
Bathrooms	2	100														SOH/AGL Deduction 0													
Frame	02	WOOD FRAME 100														ASSESSED VALUE 360,877													
Stories	1.	1. 100														TOTAL EXEMPTION VALUE 0													
Units	0	100														BASE TAXABLE VALUE 360,877													
Quality			03	Quality Level 03												TOTAL JUST VALUE 360,877													
DOR CODE			0200 MOBILE HOME												NCON VALUE 0														
MAP NUM			MKT AREA 08												INCOME VALUE														
NEIGHBORHOOD/LOC			8005.00												PREVIOUS YEAR MKT VALUE 334,055														
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALES DATA																					
BAS	2,108	100	2012	2,108	143,277	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																							
UEP	160	70	2012	112	7,612	2833/677 12/03/2025 WD Q I 05 492,500																							
TOTALS			2,268			2,220	150,889	GRANTOR: CLAXTON RODNEY JR																					
EXTRA FEATURES			43519 FREEDOM DR, CALLAHAN												GRANTEE: BENNETT'S PROPERTY														
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			BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU																										
1 0510 GARAGE WD- 0 0 18 25 450.00 SF 35.00 35.00 100 2024 2011 03 56 8,820																													
2 0351 CARPORT MT 0 0 25 13 325.00 SF 10.00 10.00 100 2024 2011 03 40 1,300																													
3 0351 CARPORT MT 0 0 25 13 325.00 SF 10.00 10.00 100 2024 2011 03 40 1,300																													
4 0937 WELL 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 2024 1988 03 100 6,000																													
5 0936 SEPTC TANK 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 2024 1988 03 100 6,000																													
LAND DESCRIPTION			TOTAL OB/XF 23,420																										
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	0	0006	OR	0.00	0.00	4.54	AC		1.00	1.00	1.00	35,000.00	35,000.00	158,900												
REVIEW DATE 06/05/2024 BY TW Total Acres: 4.54 Total Land Value: 158,900 Market: 0 Agricultural: 0 Common: 158,900 PRINTED 07/09/2026 BY SYS																													

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