

PT OF LOT 22
IN OR 1598/135
WOODLAND ESTATES UNIT 1

CORNAIRE EDNA M
43002 FREEDOM DRIVE
CALLAHAN, FL 32011

2026

16-1N-25-2910-0022-0020



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	20	FACE BRICK 100	0900	01	2,764	119.0400	165.47	457,359	1991	1991	0	0	0	24.70	75.30	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2013														Heated Area: 2038												
Roof Cover	07	CONC TILE 100															HX Base Yr 2013												
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	12	HARDWOOD 50																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	02	WOOD FRAME 100																											
Stories	1.5	1.5 100																											
Units		0 100																											
BUD8 Adjustme	06	DIST 1D 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
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	1,585	100	1993	1,585	197,489																								
FGR	633	55	1993	348	43,361																								
FOP	155	30	1993	46	5,732																								
FSP	202	40	1993	81	10,092																								
FUS	453	100	1993	453	56,443																								
UOP	272	20	2008	54	6,728																								
UST	438	45	1993	197	24,546																								
TOTALS			3,738		2,764	344,391																							
EXTRA FEATURES						43002 FREEDOM DR, CALLAHAN																							
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	0681	POLE SHED	0	100	0	0	630.00	SF	15.00	15.00	100	1988	1988	3	20	1,890													
2	0940	SHEDS/PORT	0	100	8	35	280.00	SF	30.00	30.00	100	1975	1975	3	20	1,680													
3	0940	SHEDS/PORT	0	100	8	35	280.00	SF	30.00	30.00	100	1988	1988	3	20	1,680													
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	66	1,320													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.40	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,000												
2	009605	C	WETLANDS	100	0006	OR			3.22	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,220												
REVIEW DATE 05/20/2024 BY TWA Total Acres: 6.62 Total Land Value: 88,220 Market: 0 Agricultural: 0 Common: 88,220 PRINTED 07/09/2026 BY SYS																													

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