

DRISCOLL SEAN JOSEPH
43238 FREEDOM DR
CALLAHAN, FL 32011

16-1N-25-2910-0024-0010

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 8008SHT VINYL 2003CENTRAL 10004AIR DUCTED 100Bedrooms3 100Bathrooms2 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme06DIST 1D 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA08NEIGHBORHOOD/LOC8005.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS960100199396095,390BAS448100200244844,515FOP48302002141,391TOTALES1,4561,422141,297EXTRA FEATURES43238 FREEDOM DR, CALLAHANL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES11242WD DECK A01001212144.00SF10.0010.0010019971997320288

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREA1,422TOT ADJ PTS112.3200EFF. BASE RATE117.94REPL. COST NEW167,711AYB1987EYB1991ECON0FNCT0NORM15.75% COND84.25010001112.3200117.94167,711198719910015.7584.25

SINGLE FAM100% - 2021Heated Area: 1408HX Base Yr 2021

143232BAS2002321432BAS19931432BAS20028FOP20026

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/07/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE141,297TOTAL MARKET OB/XF VALUE288TOTAL LAND VALUE - MARKET82,500TOTAL MARKET VALUE224,085SOH/AGL Deduction67,896ASSESSED VALUE156,189TOTAL EXEMPTION VALUEHX HB51,411BASE TAXABLE VALUE104,778TOTAL JUST VALUE224,085NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE209,501SALES DATAOFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE1936/15938/21/2014SW U I I 1285,000GRANTOR: US BANK N A TRUSTEEGRANTEE: DRISCOLL SEAN JOSEP1932/17738/19/2014CT U I I 18100GRANTOR: CLERK OF COURTGRANTEE: US BANK N A TRUSTEEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W30 BAS=[YR=2002] W14 S32 E14 N32\$ S32 E16 FOP=[YR=2002] S6 E8 N6 W8\$ E14 N32\$.

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPCTADJ TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006OR100.00717.001.65AC1.001.001.0050,000.0050,000.0082,500

REVIEW DATE05/20/2024BYTWA

Total Acres: 1.65Total Land Value: 82,500Market: 0Agricultural: 0Common: 82,500PRINTED 07/09/2026 BY SYS