

LOT 31
IN OR 2202/371
WOODLAND ESTATES UNIT 1

BASS JERRY & CAROLYN G
43656 FREEDOM DR
CALLAHAN, FL 32011

2026

16-1N-25-2910-0031-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

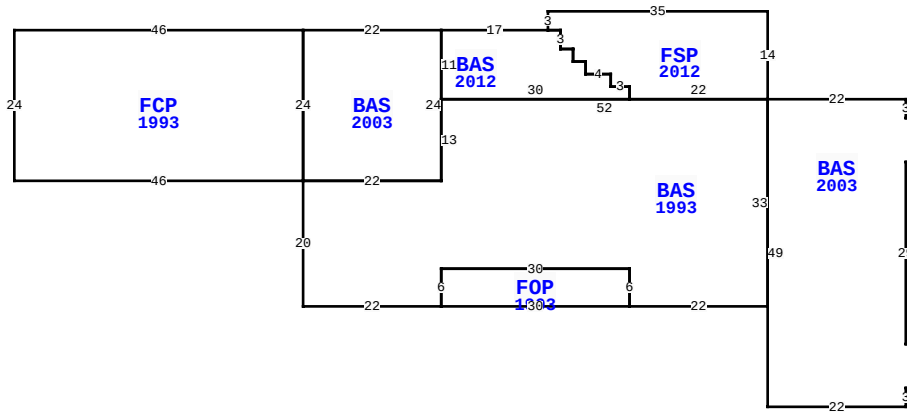
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1993	1,976	213,204
BAS	528	100	2003	528	56,969
BAS	1,106	100	2003	1,106	119,334
BAS	259	100	2012	259	27,945
FCP	1,104	25	1993	276	29,779
FOP	180	30	1993	54	5,826
FSP	418	40	2012	167	18,019
TOTALS	5,571			4,366	471,078

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0681	POLE SHED	0 100	19	15	285.00	SF	15.00	15.00
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
8	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
9	0531	STBL CB	0 100	37	40	1,480.00	SF	40.00	40.00
11	0910	SCRN RM L	0 100	30	42	1,260.00	SF	15.00	15.00
13	0681	POLE SHED	0 100	37	12	444.00	SF	15.00	15.00
14	0351	CARPORT MT	0 100	20	14	280.00	SF	10.00	10.00
15	0680	POLE SHED	0 100	30	10	300.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	7.74

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,366	117.6120	163.48	713,754	1977	1977	0	0	0 34.00	66.00	
1 SNGL FAM			100% - 2019		Heated Area: 3869			HX Base Yr 2019				



TOTAL OB/XF									
62,937									
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5	0681	POLE SHED	0 100	19	15	285.00	SF	15.00	15.00
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					471,078				
TOTAL MARKET OB/XF VALUE					62,937				
TOTAL LAND VALUE - MARKET					193,500				
TOTAL MARKET VALUE					727,515				
SOH/AGL Deduction					298,084				
ASSESSED VALUE					429,431				
TOTAL EXEMPTION VALUE					HX HB VX 56,411				
BASE TAXABLE VALUE					373,020				
TOTAL JUST VALUE					727,515				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					654,035				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007844	REPAIR/RRF	10,000	12/01/2017
94755	ADDITION	44,660	02/01/1994
5542	XFOB	7,028	02/17/1989
4503	REMODEL	14,700	11/16/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2202/0371	6/04/2018	WD	Q	I	02	407,000	
GRANTOR: GOODIN JOSHUA W & AMM							
GRANTEE: BASS JERRY & CAROLY							
1918/0002	5/15/2014	WD	U	I	37	225,000	
GRANTOR: DENAPOLI JULIE R							
GRANTEE: GOODIN JOSHUA W & A							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2003] W2 N3 W22 FSP=[YR=2012] N14 W35 S3									
BAS=[YR=2012] W17 BAS=[YR=2003] W22 FCP=[YR=1993] W46 S24									
E46 N24 \$ S24 BAS=[YR=1993] S20 E22 FOP=[YR=1993] E30 N6									
W30 S6 \$ N6 E30 S6 E22 N33 W52 S13 W22 \$ E22 N24 \$ S11 E30 N2									
W3 N2 W4 N2 W2 N2 W3 W2 \$ E2 S3 E2 S2 E2 S2 E4 S2 E3 S2									
E22 \$ S49 E22 N3 E2 N7 W2 N29 E2 N7 \$.									