

LOT 33
WOODLAND ESTATES UNIT 1
PB 4/29 & 30

GOETZ CHARLES R & AMBER C
43760 FREEDOM DR
CALLAHAN, FL 32011-7278

2026

16-1N-25-2910-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	06	MANSARD 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 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		

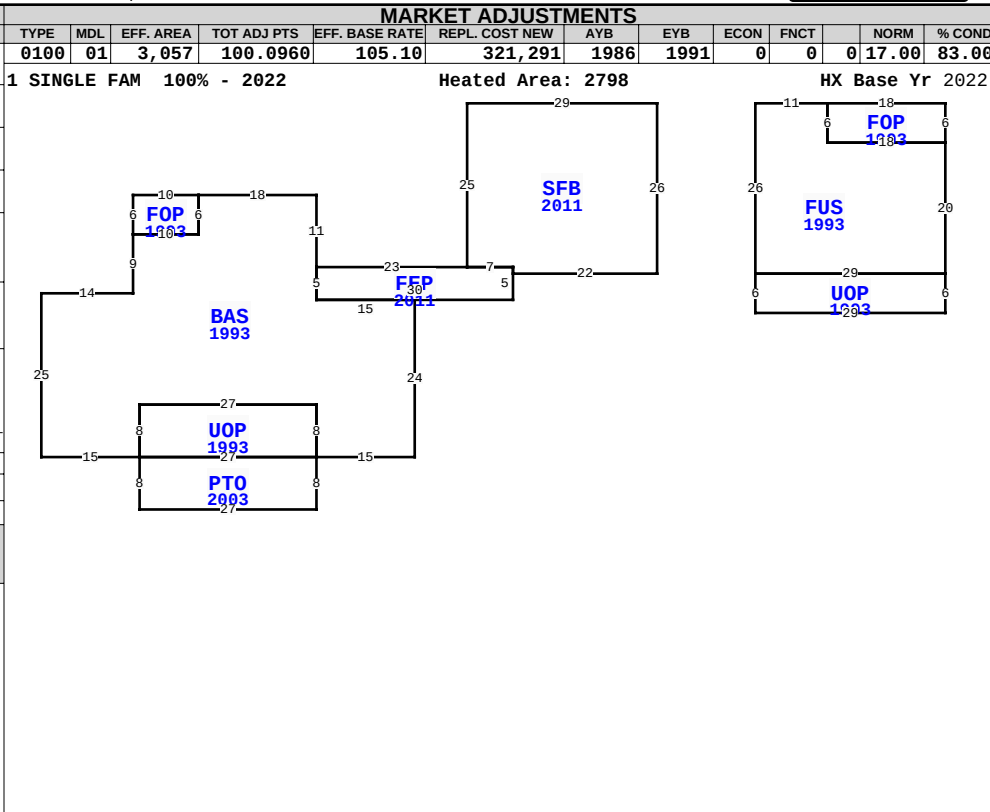
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1993	1,554	135,560
FEP	150	80	2011	120	10,468
FOP	60	30	1993	18	1,570
FOP	108	30	1993	32	2,791
FUS	646	100	1993	646	56,353
PTO	216	5	2003	11	959
SFB	747	80	2011	598	52,166
UOP	174	20	1993	35	3,054
UOP	216	20	1993	43	3,751

TOTALS	3,871			3,057	266,672
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	100	24	35	840.00	SF	35.00	35.00	
4	0940	SHEDS/PORT	0	100	12	22	264.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	7.08	AC	

REVIEW DATE 01/01/2023 BY CD



43760 FREEDOM DR, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
21,196											

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21,196											

Total Acres: 7.08 Total Land Value: 177,000 Market: 0 Agricultural: 0 Common: 177,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						266,672					
TOTAL MARKET OB/XF VALUE						21,196					
TOTAL LAND VALUE - MARKET						177,000					
TOTAL MARKET VALUE						464,868					
SOH/AGL Deduction						143,579					
ASSESSED VALUE						321,289					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						269,878					
TOTAL JUST VALUE						464,868					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						417,553					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013589	REPAIR/RRF	30,000	10/05/2021
825144	ADDITION	33,394	09/01/2011
3097	N/A	13,100	11/22/1985

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2482/1055	7/06/2021	WD	Q	I	01	300,000
GRANTOR: ATON ROBERT D & CONNI						
GRANTEE: GOETZ CHARLES R & A						
1750/0727	8/05/2011	WD	U	I	12	180,000
GRANTOR: BLANKENSHIP GREGORY &						
GRANTEE: ATON ROBERT D & CON						

BUILDING NOTES											
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BUILDING DIMENSIONS											
SFB=[YR=2011] W29 S25 FEP=[YR=2011] W23 BAS=[YR=1993] N11 W18 FOP=[YR=1993] W10 S6 E10 N6 \$ S6 W10 S9 W14 S25 E15 PTO=[YR=2003] S8 E27 N8 UOP=[YR=1993] N8 W27 S8 E27 \$ W27 \$ N8 E27 S8 E15 N24 W15 N5 \$ S5 E30 N5 W7 \$E7 S1 E22 N26\$ PTR= E15 FUS=[YR=1993] E11 FOP=[YR=1993] E18 S6 W18 N6 \$ S6 E18 S20 UOP=[YR=1993] S6 W29 N6 E29 \$ W29 N26 \$ W15 \$.											

OTHER ADJUSTMENTS AND NOTES											

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