BLOCK 8 PT OF LOTS 1 & 2
WOODLAND EST #2 PB 4/46-48

COLLINS PEGGY/BOWERS ANNETTE L
43150 PINEWOOD CT
CALLAHAN, FL 32011

**2026**

**16-1N-25-2912-0008-0011**

## BUILDING CHARACTERISTICS

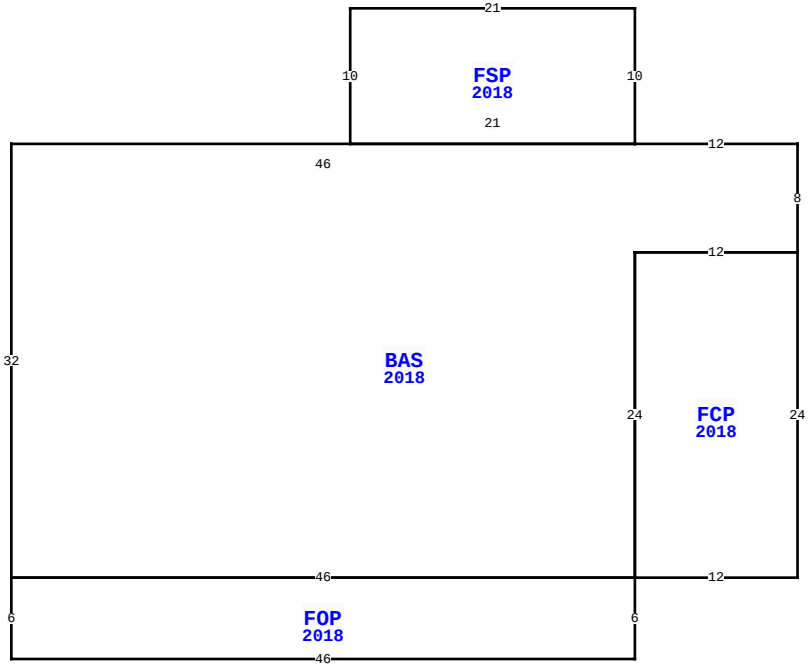
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| 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 | 1,568 | 100 | 2018 | 1,568 | 231,368 |
| FCP | 288 | 25 | 2018 | 72 | 10,624 |
| FOP | 276 | 30 | 2018 | 83 | 12,247 |
| FSP | 210 | 40 | 2018 | 84 | 12,395 |
| TOTALS | 2,342 | | | 1,807 | 266,635 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,807 | 109.4400 | 152.12 | 274,881 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM 100% - 2019 Heated Area: 1568 HX Base Yr 2019




43150 PINEWOOD CT, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/23/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 275,354 |
| TOTAL MARKET OB/XF VALUE | | 7,248 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 332,602 |
| SOH/AGL Deduction | | 206,671 |
| ASSESSED VALUE | | 125,931 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 19,520 |
| TOTAL JUST VALUE | | 332,602 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 339,491 |

MISC STRG CONTAINER= NV: 8/23KW

RV CRPT (IN FRONT OF BLDG #2)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17001803 | CO ISSUED | 0 | 02/20/2018 |
| B1702639 | NEW CONSTR | 0 | 03/29/2017 |
| B1633200 | DEMOLITION | 4,500 | 10/01/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2650/372 | 6/02/2023 | WD | U | I | 11 | 100 |
| GRANTOR: COLLINS PEGGY L | | | | | | |
| GRANTEE: COLLINS PEGGY | | | | | | |
| 2202/0467 | 6/01/2018 | WD | Q | I | 01 | 145,000 |
| GRANTOR: B Y FRANKLIN PROPERTI | | | | | | |
| GRANTEE: COLLINS JACKSON D & | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 W46 S32 E46 N24 E12 N8 $
FCP=[YR=2018;ORIG=-12,32] E12 N24 W12 S24 $
FOP=[YR=2018;ORIG=-58,32] S6 E46 N6 W46 $
FSP=[YR=2018;ORIG=-12,0] N10 W21 S10 E21 $
.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0200 | BARN WD 0- | 0 | 100 | 12 | 28 | 336.00 | SF | 20.00 | 20.00 | 100 | 1960 | 1960 | 3 | 20 | 1,344 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 30 | 24 | 720.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2020 | 03 | 82 | 5,904 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,248

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 08/15/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

BLOCK 8 PT OF LOTS 1 & 2
WOODLAND EST #2 PB 4/46-48

COLLINS PEGGY/BOWERS ANNETTE L
43150 PINEWOOD CT
CALLAHAN, FL 32011

**2026**

**16-1N-25-2912-0008-0011**

## BUILDING CHARACTERISTICS

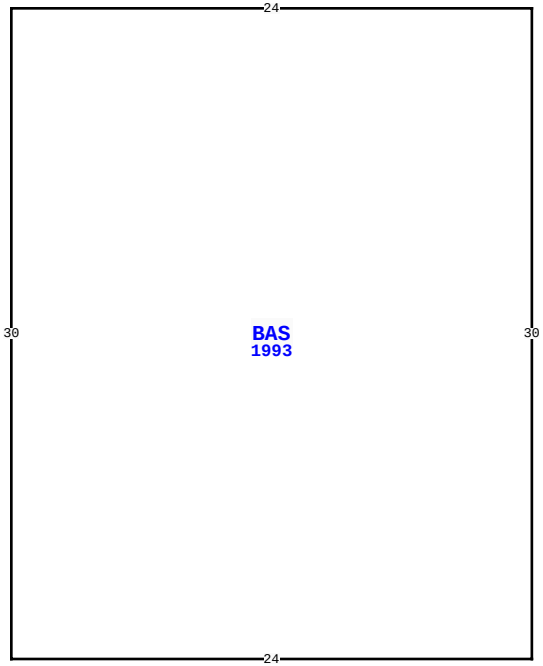
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 720 | 100 | 1993 | 720 | 8,719 |
| TOTALS | 720 | | | 720 | 8,719 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 720 | 62.1000 | 24.22 | 17,438 | 1977 | 1977 | 0 | 0 | 0 | 50.00 | 50.00 |

2 GARAGE RES 100% - 2019 Heated Area: 720 HX Base Yr 2019




43150 PINEWOOD CT, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/23/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 275,354 |
| TOTAL MARKET OB/XF VALUE | | 7,248 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 332,602 |
| SOH/AGL Deduction | | 206,671 |
| ASSESSED VALUE | | 125,931 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 19,520 |
| TOTAL JUST VALUE | | 332,602 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 339,491 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2650/372 | 6/02/2023 | WD | U | I | 11 | 100 |
| GRANTOR: COLLINS PEGGY L | | | | | | |
| GRANTEE: COLLINS PEGGY | | | | | | |
| 2202/0467 | 6/01/2018 | WD | Q | I | 01 | 145,000 |
| GRANTOR: B Y FRANKLIN PROPERTI | | | | | | |
| GRANTEE: COLLINS JACKSON D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 S30 E24 N30 $
.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 08/15/2023 BY KW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS