

DAVIS DENISE S
43138 PINWOOD COURT
CALLAHAN, FL 32011

16-1N-25-2912-0008-0012

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1004 1002 10002WOOD FRAME 1000 0 1000 0 1000 100

CONSTRUCTION

09800021,782116.8000105.12187,324200120010056.0044.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0800021,782116.8000105.12187,324200120010056.0044.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUE82,423TOTAL MARKET OB/XF VALUE2,880TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE135,303SOH/AGL Deduction64,228ASSESSED VALUE71,075TOTAL EXEMPTION VALUEHX HB46,075BASE TAXABLE VALUE25,000TOTAL JUST VALUE135,303NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE133,801

PERMIT NUMDESCRIPTIONAMTISSUED

MH3739MH MOVE-ON003/01/2002M5671H/AC002/01/2002P5319NEW CONSTR001/01/2002

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1724/06982/14/2011QC U I I 11100GRANTOR: SKIPPER MILTON AGRANTEE: DAVIS DENISE S1382/18911/19/2006WD U I I 11139,000GRANTOR: CANONICO DONNA MGRANTEE: SKIPPER MILTON A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W66 S27 E66 N27\$.

EXTRA FEATURES

43138 PINewood CT, CALLAHAN

BLD DATEXF DATEINC DATE

05/09/2007DJ

LGL DATELAND DATEAG DATE

05/23/2023MLU

LAND DESCRIPTION

TOTAL OB/XF2,880

LAND USE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE02/27/2024BYKBA

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/09/2026 BY SYS