

BLOCK 8 LOT 7 OR 206/391
WOODLAND ESTATES UNIT 2
PB 4/46 46A & 46B

WOFFORD TERRELL L L/E/
43292 PINWOOD COURT
CALLAHAN, FL 32011

2026

16-1N-25-2912-0008-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,051	100	1993	2,051	198,574
FOP	10	30	1993	3	291
FSP	364	40	1993	146	14,136
UCP	720	20	2024	144	13,941
UDG	624	55	1993	343	33,209
TOTALS	3,769			2,687	260,151

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0681	POLE SHED	0	100	30	40	1,200.00	SF	15.00
4	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00
5	0510	GARAGE WD-	0	100	30	30	900.00	SF	35.00

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	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,687	109.7712	115.26	309,704	1977	1990	0	0	0 16.00	84.00
1 SINGLE FAM 100% - 0 Heated Area: 2051 HX Base Yr 1978											
43292 PINWOOD CT, CALLAHAN											

43292 PINWOOD CT, CALLAHAN				XF DATE		LAND DATE				05/23/2023	MLU
				INC DATE		AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	2,000.00	2,000.00	100	1977	1977	3	36	720		
1,200.00	SF	15.00	15.00	100	1979	1979	3	20	3,600		
720.00	SF	10.00	10.00	100	2002	2002	3	20	1,440		
900.00	SF	35.00	35.00	100	1999	1999	3	25	7,875		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		260,151	
TOTAL MARKET OB/XF VALUE		13,635	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		343,786	
SOH/AGL Deduction		175,420	
ASSESSED VALUE		168,366	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		111,955	
TOTAL JUST VALUE		343,786	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		332,694	

PL SHED (30X40) ATTACHED TO GR/UT (30X30)- IN BACK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004787	REPAIR/RRF	11,200	08/01/2017
R970614	REPAIR/RRF	1,182	06/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2454/1742	4/21/2021	LE	U	I	11
GRANTOR: WOFFORD TERRELL L					
GRANTEE: WOFFORD JAMES T					
0206/0391	1/01/1975	WD	Q	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
BAS=[YR=1993;ORIG=0,0] W16 W26 W10 S10 S29 E29 N7 N2 E5 S2 E15 N12 E26 N20 \$									
UDG=[YR=1993;ORIG=16,-6] E24 S26 W24 N26 \$									
FSP=[YR=1993;ORIG=-16,0] N14 W26 S14 E26 \$									
FOP=[YR=1993;ORIG=-46,32] E5 N2 W5 S2 \$									
PTR=[ORIG=0,0] E10 W10 \$									
UCP=[YR=2024;ORIG=13,20] E3 E24 E3 S24 W30 N24 \$									