LOT 6
IN OR 874/1870
SANDY FORD ESTATES PB 6/147

BURNS RAYMOND L & GINA E
34322 CALEB COURT
CALLAHAN, FL 32011

2023

01-1N-24-192S-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

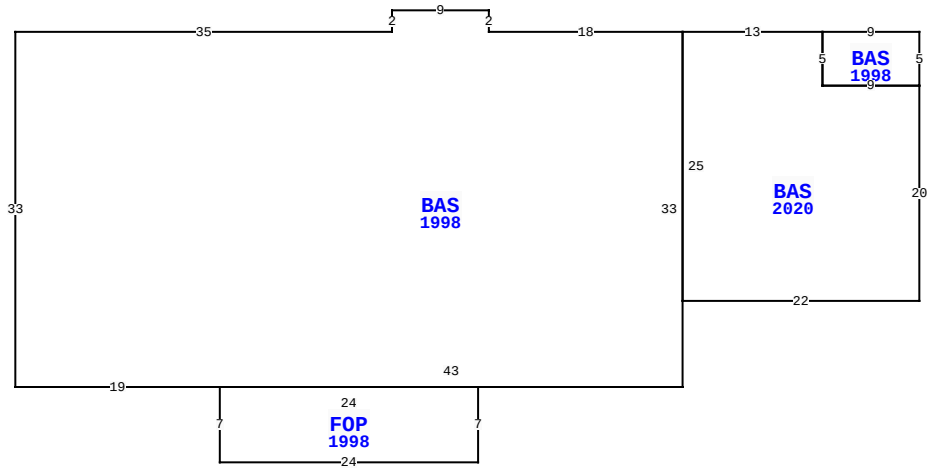
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	45	100	45	4,491
BAS	2,064	100	2,064	205,986
BAS	505	100	505	50,398
FOP	168	30	50	4,990
TOTALS	2,782		2,664	265,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,664	94.6944	112.45	299,567	1998	2007	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 0 Heated Area: 2614 HX Base Yr



34322 CALEB CT, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		286,623
TOTAL MARKET OB/XF VALUE		36,918
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		353,541
SOH/AGL Deduction		26,486
ASSESSED VALUE		327,055
TOTAL EXEMPTION VALUE	96	327,055
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		353,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010642	GARAGE	24,439	11/03/2020
R11840	REPAIR/RRF	1,200	04/01/2009
B22403	20X24 PATIO	12,000	04/01/2009
B996251	SWIM POOL	17,400	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0874/1870	3/18/1999	WD	Q	V		15,000

GRANTOR: HOLLOWAY CECIL R JR
GRANTEE: BURNS RAYMOND & GIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W9 BAS=[YR=2020] W13 BAS=[YR=1998] W18 N2 W9 S2 W35 S33 E19 FOP=[YR=1998] S7 E24 N7 W24$ E43 N33$ S25 E22 N20 W9 N5$ S5 E9 N5$.

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
1	0812	CONCRETE C	0	0	0	0	726.00	SF	4.00	4.00	100	1998	1998	3	77	2,236	
2	0866	POOL FIBER	0	0	26	10	260.00	SF	72.00	72.00	100	1999	1999	3	20	3,744	
3	0845	KOOL DECK	0	0	0	0	995.00	SF	7.25	7.25	100	1999	1999	3	79	5,699	
4	0681	POLE SHED	0	0	16	9	144.00	SF	15.00	15.00	100	1999	1999	3	28	605	
5	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	2009	2009	3	91	710	
6	0350	CARPORT WD	0	0	24	20	480.00	SF	16.25	16.25	100	2009	2009	3	45	3,510	
7	0476	VF 6 SBPL	0	0	0	0	435.00	LF	32.00	32.00	100	2009	2009	3	78	10,858	
8	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	78	468	
9	0681	POLE SHED	0	0	24	16	384.00	SF	15.00	15.00	100	2005	2005	3	44	2,534	
10	0812	CONCRETE C	0	0	0	0	1,655.00	SF	4.00	4.00	100	2020	2020	3	99	6,554	

TOTAL OB/XF 36,918

LAND DESCRIPTION

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	SFR	0		OR	249.00	263.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/03/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

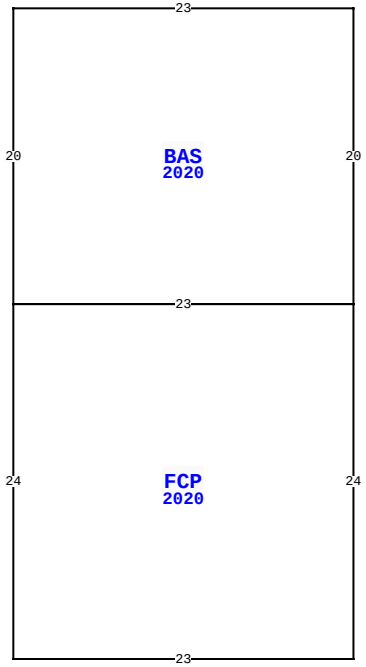
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100	460	15,967
FCP	552	25	138	4,790
TOTALS	1,012		598	20,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	598	101.2000	35.42	21,181	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 0% - 0 Heated Area: 460 HX Base Yr



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GRANTOR: HOLLOWAY CECIL R JR
GRANTEE: BURNS RAYMOND & GIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 S20 FCP=[YR=2020] S24 E23 N24 W23$ E23 N20$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/03/2021 BY TW Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS