

PT SEC 41-2N-25E IN OR 1540-1992
PAR 7 & PAR 2
ESMT OR 281/253, FPL ESMT IN OR

SCHEIDER LEWIS H & BETTY M
551359 BURNS ROAD
CALLAHAN, FL 32011

2023

02-2N-25-0000-0007-0000



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 90
Interior Wall	04	PLYWOOD 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	1,735	128,755
FGR	620	55	341	25,306
FOP	128	30	38	2,820
FOP	184	30	55	4,082
FST	25	55	14	1,039
STP	32	10	3	222

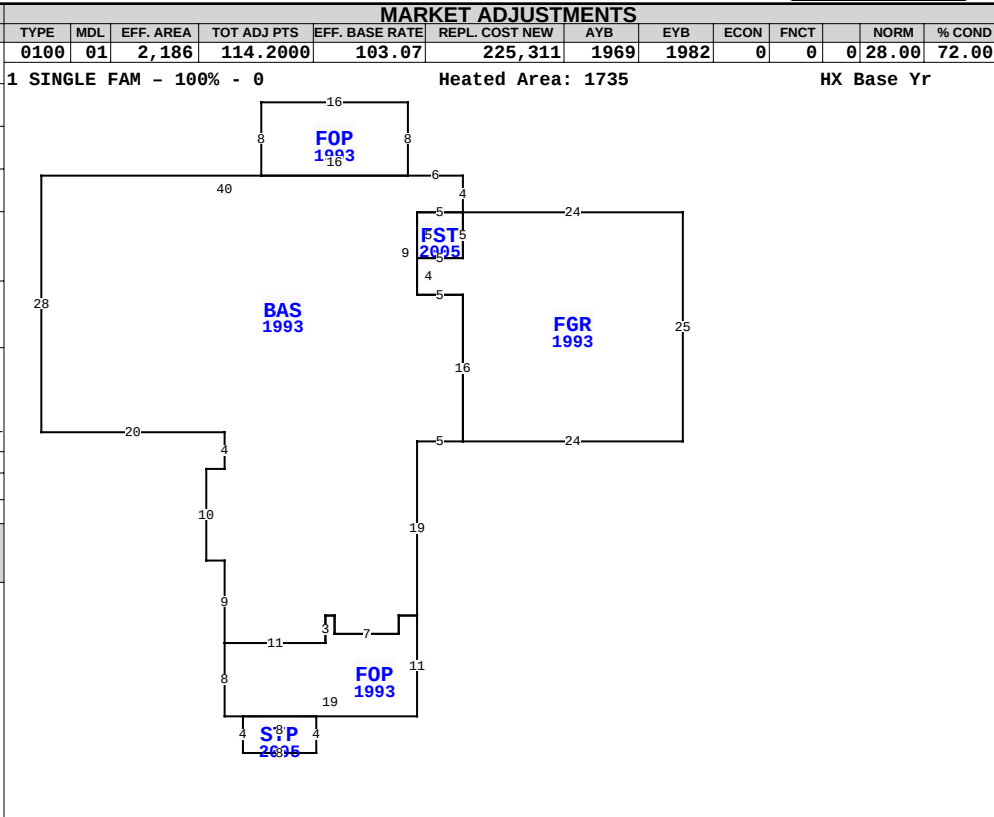
TOTALS	2,724		2,186	162,224
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
5	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	1989	1989	3	20	400	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	100	1988	1988	3	20	273	
7	0811	CONCRETE B	0	100	38	19	722.00	SF	5.20	5.20	100	1990	1990	3	62	2,328	
9	0681	POLE SHED	0	0	26	48	1,248.00	SF	15.00	15.00	100	1998	1998	3	27	5,054	
10	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1990	1990	3	20	392	
12	0810	CONCRETE A	0	100	30	17	510.00	SF	6.50	6.50	100	1998	1998	3	77	2,553	
13	0810	CONCRETE A	0	100	33	6	198.00	SF	6.50	6.50	100	1998	1998	3	77	991	
14	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
15	0681	POLE SHED	0	0	48	26	1,248.00	SF	15.00	15.00	100	2000	2000	3	29	5,429	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							
2	009530	C	POND	0	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	006000	A	PAST1/HAY	0			0.00	0.00	21.00	AC		1.00	1.00	1.00	440.00	440.00	9,240							
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	308,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																	20,254
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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
5	1242	WD DECK A	0	0	10	20	200.00	SF	10.00	10.00	100	1989	1989	3	20	400	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	21.30	21.30	100	1988	1988	3	20	273	
7	0811	CONCRETE B	0	100	38	19	722.00	SF	5.20	5.20	100	1990	1990	3	62	2,328	
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12	0810	CONCRETE A	0	100	30	17	510.00	SF	6.50	6.50	100	1998	1998	3	77	2,553	
13	0810	CONCRETE A	0	100	33	6	198.00	SF	6.50	6.50	100	1998	1998	3	77	991	
14	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
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TOTAL OB/XF													20,254		
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
05	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00				
05		0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00				
		0.00	0.00	21.00	AC		1.00	1.00	1.00	440.00	440.00				
	OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	3			

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		400,023	
TOTAL MARKET OB/XF VALUE		24,778	
TOTAL LAND VALUE - MARKET		364,500	
TOTAL MARKET VALUE		490,541	
SOH/AGL Deduction		192,555	
ASSESSED VALUE		297,986	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		247,986	
TOTAL JUST VALUE		789,301	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		374,882	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001146	MH MOVE-ON	0	11/15/2017
MH982224	MH MOVE-ON	0	05/01/1998
8041	MH MOVE-ON	9,000	02/01/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1992	12/14/2007	TD	U	I	01	100
GRANTOR:SCHEIDER BETTY M & LE						
GRANTEE:SCHEIDER LEWIS H &						
0747/0052	12/21/1995	WD	U	I	01	100
GRANTOR:SCHEIDER LEWIS H & BE						
GRANTEE:SCHEIDER BETTY M L/						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=1993] N8 W16 S8 E16\$ W40 S28 E20 S4 W2 S10 E2 S9 FOP=[YR=1993] S8 E2 STP=[YR=2005] S4 E8 N4 W8\$ E19 N11 W2 S2 W7 N2 W1 S3 W11\$ E11 N3 E1 S2 E7 N2 E2 N19 E5 FGR=[YR=1993] E24 N25 W24 FST=[YR=2005] W5 S5 E5 N5\$ S5 W5 S4 E5 S16\$ N16 W5 N9 E5 N4\$.

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