PT GOVT LOT 1 OF SEC 11-2N-25E
& PT NW1/4 OF SEC 12-2N-25E
IN OR 1665/1971

BURNS ROBERT E JR
551217 BURNS ROAD
CALLAHAN, FL 32011

**2023**

**11-2N-25-0000-0001-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| 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 |

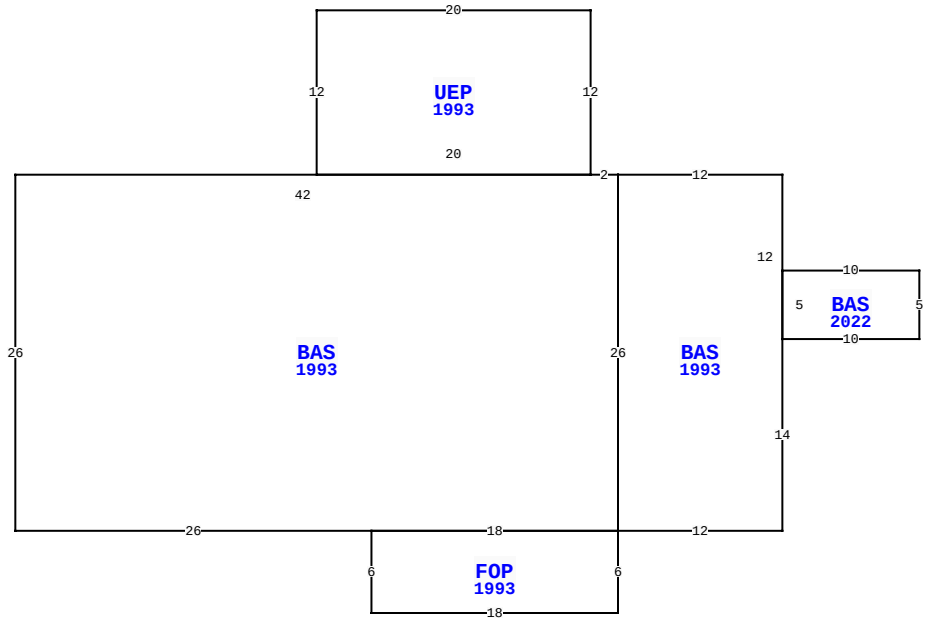
| | | |
|---|---|---|
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 312 | 100 | 312 | 31,518 |
| BAS | 1,144 | 100 | 1,144 | 115,567 |
| BAS | 50 | 100 | 50 | 5,051 |
| FOP | 108 | 30 | 32 | 3,233 |
| UEP | 240 | 60 | 144 | 14,547 |
| TOTALS | 1,854 | | 1,682 | 169,915 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,682 | 144.9000 | 130.77 | 219,955 | 1979 | 1995 | 0 | 0 | 0 | 22.75 | 77.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 1506 HX Base Yr




551217 BURNS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 169,915 |
| TOTAL MARKET OB/XF VALUE | | 38,598 |
| TOTAL LAND VALUE - MARKET | | 70,000 |
| TOTAL MARKET VALUE | | 278,513 |
| SOH/AGL Deduction | | 147,910 |
| ASSESSED VALUE | | 130,603 |
| TOTAL EXEMPTION VALUE | HX HB WR | 55,000 |
| BASE TAXABLE VALUE | | 75,603 |
| TOTAL JUST VALUE | | 278,513 |
| NCON VALUE | | 8,223 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 193,144 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1514464 | REPAIR/RRF | 14,750 | 06/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1665/1971 | 3/01/2010 | QC | U | I | 37 | 100 |
| GRANTOR: PAULK CAROLYN (WIDOW) | | | | | | |
| GRANTEE: BURNS ROBERT ELLIS | | | | | | |
| 0783/1509 | 1/31/1997 | WD | U | I | 01 | 100 |
| GRANTOR: BURNS RAYMOND L & GIN | | | | | | |
| GRANTEE: BURNS ROBERT E JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=1993] W2 UEP=[YR=1993] N12 W20 S12 E20 $ W42 S26 E26 FOP=[YR=1993] S6 E18 N6 W18 $ E18 N26$ S26 E12 N14 BAS=[YR=2022] E10 N5 W10 S5$ N12$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1979 | 1979 | 3 | 46.5 | 1,628 | |
| 2 | 0866 | POOL FIBER | 0 | 100 | 17 | 30 | 510.00 | SF | 72.00 | 72.00 | 100 | 1984 | 1984 | 3 | 20 | 7,344 | |
| 3 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 594.00 | SF | 7.25 | 7.25 | 100 | 1984 | 1984 | 3 | 47 | 2,024 | |
| 5 | 0511 | GARAGE CB- | 0 | 100 | 26 | 30 | 780.00 | SF | 40.00 | 40.00 | 100 | 1998 | 1998 | 3 | 77 | 24,024 | |
| 6 | 0811 | CONCRETE B | 0 | 100 | 21 | 24 | 504.00 | SF | 5.20 | 5.20 | 100 | 1998 | 1998 | 3 | 77 | 2,018 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 28 | 10 | 280.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 1,128 | |
| 8 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 6 | 72.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 432 | |

## LAND DESCRIPTION

TOTAL OB/XF 38,598

| 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 | 000115 | C | SFR ACRES | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |
| 2 | 000115 | C | SFR ACRES | 100 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 12/02/2022 BY KW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS