LOT 23
WHITE OAKS SUB PB 5/230

BAXTER JOHN & MARILYN L/E/
55049 BIRCH COURT
CALLAHAN, FL 32011

2023

12-2N-25-2350-0023-0000

BUILDING CHARACTERISTICS

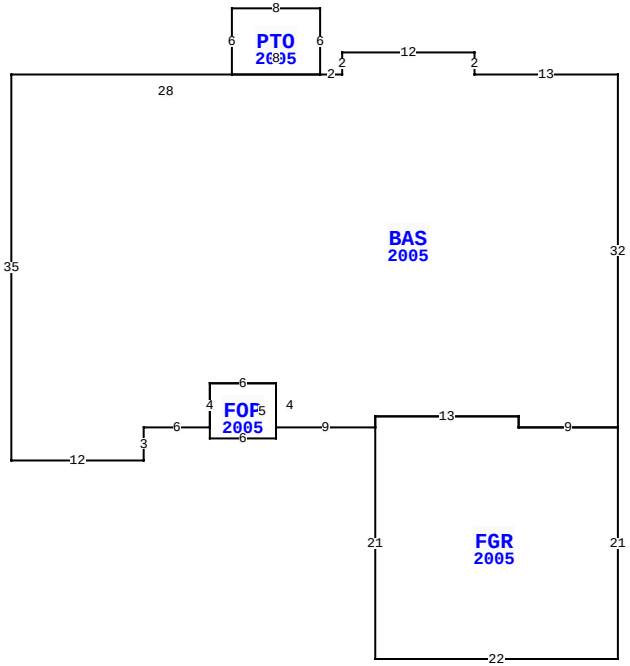
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,783	100	1,783	215,635
FGR	475	55	261	31,565
FOP	30	30	9	1,088
PTO	48	5	2	242
TOTALS	2,336		2,055	248,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,055	111.9160	132.90	273,110	2005	2010	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 1783 HX Base Yr 2020



55049 BIRCH CT, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		266,570
TOTAL MARKET OB/XF VALUE		63,328
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		374,898
SOH/AGL Deduction		134,549
ASSESSED VALUE		240,349
TOTAL EXEMPTION VALUE	HX HB VX DX	60,000
BASE TAXABLE VALUE		180,349
TOTAL JUST VALUE		374,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004349	REPAIR/RRF	0	05/20/2020
19004013	SWIM POOL	39,000	06/01/2019
P9487	OTHER	0	05/01/2005
R7406	REPAIR/RRF	3,400	03/01/2005
B14879	NEW CONSTR	129,386	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/0075	3/20/2023	LE	U	I	11	100
GRANTOR: BAXTER JOHN & MARILYN						
GRANTEE: BAXTER LIVING TRUST						
2275/1401	2/26/2019	WD	U	I	11	100
GRANTOR: BAXTER JOHN & MARILYN						
GRANTEE: BAXTER JOHN RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W13 N2 W12 S2 W2 PTO=[YR=2005] N6 W8 S6 E8$ W28 S35 E12 N3 E6 FOP=[YR=2005] S1 E6 N5 W6 S4$ N4 E6 S4 E9 FGR=[YR=2005] S21 E22 N21 W9 N1 W13 S1$ N1 E13 S1 E9 N32$.

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	2005	2005	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,410.00	SF	4.00	4.00	100	2005	2005	3	87	4,907	
3	0476	VF 6 SBPL	0	100	0	0	369.00	LF	32.00	32.00	100	2019	2019	3	96	11,336	
4	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2019	2019	3	93	33,201	
5	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2019	2019	3	99	3,960	
6	0476	VF 6 SBPL	0	100	0	0	216.00	LF	32.00	32.00	100	2020	2020	3	98	6,774	

LAND DESCRIPTION

TOTAL OB/XF 63,328

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	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/22/2020 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

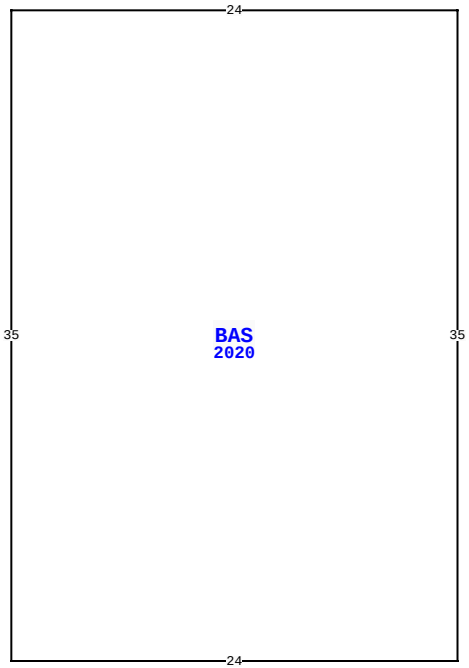
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	18,040
TOTALS	840		840	18,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	840	63.2500	22.14	18,598	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 840 HX Base Yr 2020



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GRANTOR: BAXTER JOHN & MARILYN						
GRANTEE: BAXTER JOHN RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S35 E24 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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