

PT OF LOTS 24 & 25
IN OR 708/124 &
PT OF ABND R/W IN OR 89/194

BURCH DONALD RAY & ROBERTA C
45209 JONES CEMETERY ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226B-0024-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	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	1,064	100	1,064	71,247
FSP	136	40	54	3,616
UOP	136	20	27	1,808
TOTALS	1,336		1,145	76,672

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	12	26	312.00	SF	15.00	15.00	100	1975
2	0680	POLE SHED	0 100	24	48	1,152.00	SF	10.00	10.00	100	1994
3	0680	POLE SHED	0 100	24	14	336.00	SF	10.00	10.00	100	1995
4	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	1.00	LT	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	1,145	106.0000	95.66	109,531	1966	1966	0	0	0	30.00	70.00	
1 SINGLE FAM - 100% - 1995 Heated Area: 1064 HX Base Yr 1995													

45209 JONES CEMETERY RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 76,672											
TOTAL MARKET OB/XF VALUE 5,352											
TOTAL LAND VALUE - MARKET 20,000											
TOTAL MARKET VALUE 102,024											
SOH/AGL Deduction 28,820											
ASSESSED VALUE 73,204											
TOTAL EXEMPTION VALUE HX HB 48,204											
BASE TAXABLE VALUE 25,000											
TOTAL JUST VALUE 102,024											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 87,933											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2264/1567	3/29/2019	QC	U	I	11	30,000	
GRANTOR: BARGERON SARAH B							
GRANTEE: BURCH DONALD & ROBE							
2219/0096	8/21/2018	QC	U	I	11	100	
GRANTOR: CONNER JULIAN F							
GRANTEE: BURCH DONALD RAY							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1993] W17 S8 BAS=[YR=1993] W21 S28 E21 FSP=[YR=1993] S8 E17 N8 W17 \$ E17 N28 W17\$ E17 N8\$.											