LOTS 32 & 33
IN OR 2182/819
PT OF ABDN R/W OR 89/194

BURCH DONALD R
45209 JONES CEMETERY RD
CALLAHAN, FL 32011

2023

25-2N-24-226B-0033-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

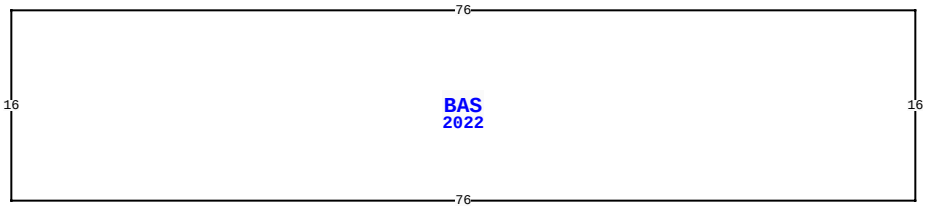
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	65,620
TOTALS	1,216		1,216	65,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	128.4800	89.94	109,367	2006	2006	0	0	0	40.00	60.00

2 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



45015 ABBY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	65,620
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	105,620
SOH/AGL Deduction	0
ASSESSED VALUE	105,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,620
TOTAL JUST VALUE	105,620
NCON VALUE	17,186
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016617	DEMOLITION	3,000	12/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2182/0819	2/08/2017	QC	U	I	11	100
GRANTOR: BURCH MALCOLM E						
GRANTEE: BURCH DONALD R						
2182/0818	1/09/2017	QC	U	I	11	100
GRANTOR: MCCOMBER CYNTHIA						
GRANTEE: BURCH DONALD R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S16 E76 N16$.

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
1	000102	C	SFR/MH	0	0007	RS-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/06/2022 BY TW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS