LOT 3
IN OR 2079/296
RIVER ROAD ESTATES #2 PB 6/211

MCGUFFEE ALAN GREG & ASHLEY N
25040 BIRDSONG LANE
CALLAHAN, FL 32011

2023

30-2N-24-1831-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	01	Quality Level 01

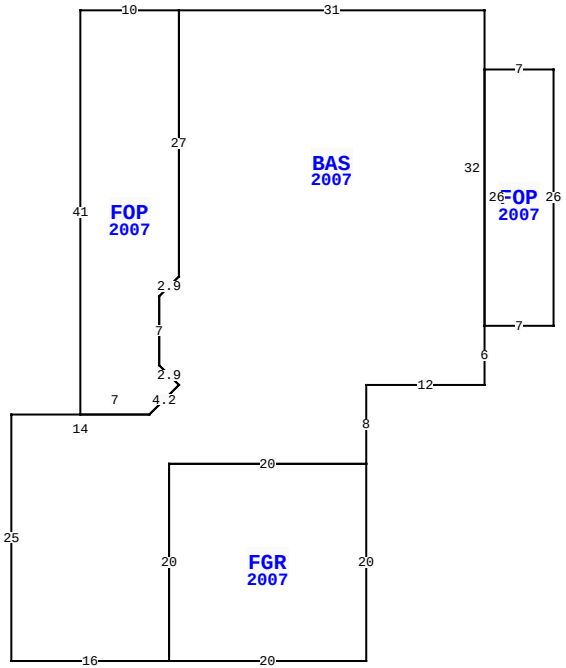
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,758	100	1,758	190,078
FGR	400	55	220	23,787
FOP	182	30	55	5,946
FOP	388	30	116	12,542
TOTALS	2,728		2,149	232,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,149	97.9020	116.26	249,843	2007	2007	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2023 Heated Area: 1758 HX Base Yr 2023



25040 BIRDSONG LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		232,354
TOTAL MARKET OB/XF VALUE		7,982
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		300,336
SOH/AGL Deduction		0
ASSESSED VALUE		300,336
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		250,336
TOTAL JUST VALUE		300,336
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21317	XFOB	3,502	04/01/2008
M12320	MECH OTHER	0	12/01/2006
E18207	ELEC OTHER	6,100	10/01/2006
P11652	OTHER	0	10/01/2006
C18564	CO ISSUED	0	09/01/2006
B18564	NEW CONSTR	182,094	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2079/0296	10/17/2016	WD	Q	I	01	219,900
GRANTOR: MCCANN WALTER W & SAR						
GRANTEE: MCGUFFEE ALAN GREG						
0972/1063	2/28/2001	WD	Q	V		24,000
GRANTOR: TANNER DONALD GENE &						
GRANTEE: MCCANN WALTER & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W31 FOP=[YR=2007] W10 S41 E7 U3 R3 U2 L2 N7 U2 R2 N27 $ S27 L2 D2 S7 D2 R2 L3 D3 W14 S25 E16
FGR=[YR=2007] E20 N20 W20 S20$ N20 E20 N8 E12 N6
FOP=[YR=2007] E7 N26 W7 S26$ 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	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2007	2007	3	89	926	
2	0510	GARAGE WD-	0	100	18	20	360.00	SF	35.00	35.00	100	2008	2008	3	56	7,056	

LAND DESCRIPTION

TOTAL OB/XF 7,982

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	0004		0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS