PT OF LOT 2 (S-1)
IN OR 2318/119
HIGGINBOTHAM ESTATES PB 5/125

BURKHART CHRISTIAN A & TRINITY
44575 KEME ROAD NORTH
CALLAHAN, FL 32011

2023

33-2N-25-0740-0002-0010

BUILDING CHARACTERISTICS

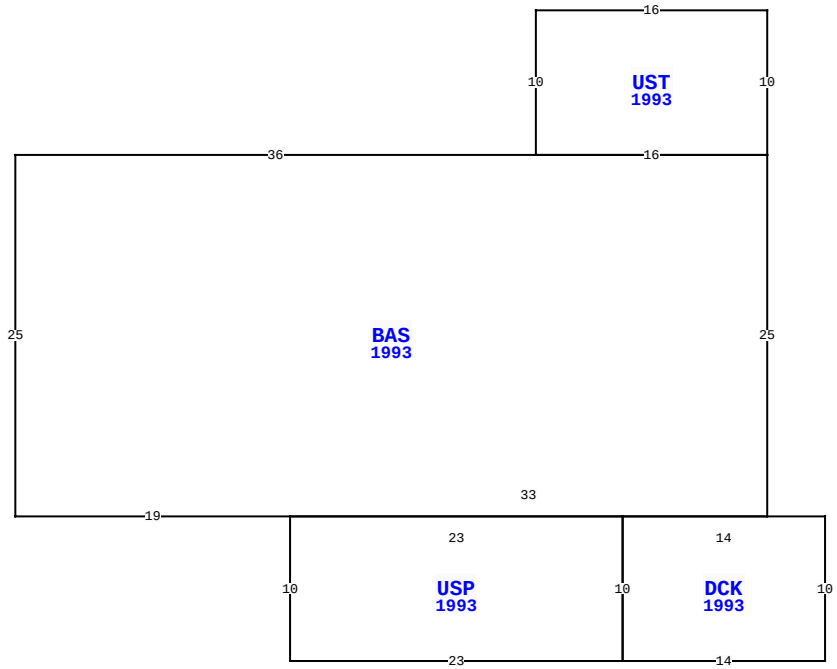
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	63,464
DCK	140	15	21	1,025
USP	230	50	115	5,614
UST	160	55	88	4,296
TOTALS	1,830		1,524	74,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,524	120.2400	84.17	128,275	1985	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2020 Heated Area: 1300 HX Base Yr 2020



44575 KEME RD, CALLAHAN

BLD DATE	10/08/2008 JW	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		99,913
TOTAL MARKET OB/XF VALUE		4,239
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		174,152
SOH/AGL Deduction		34,683
ASSESSED VALUE		139,469
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,469
TOTAL JUST VALUE		174,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008139	GARAGE	53,331	06/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0119	11/08/2019	WD	Q	I	02	134,000
GRANTOR: BLITCHINGTON PENNY C						
GRANTEE: BURKHART CHRISTIAN						
0948/0079	9/05/2000	WD	U	I	10	48,000
GRANTOR: ROSENBERRY KIMBERLY H						
GRANTEE: BLITCHINGTON HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] N10 W16 S10 BAS=[YR=1993] W36 S25 E19
USP=[YR=1993] S10 E23 DCK=[YR=1993] E14 N10 W14 S10$ N10 W23$ E33 N25 W16$ E16$.

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	0940	SHEDS/PORT	0	100	10	22	220.00	SF	20.10	20.10	100	1985	1985	3	20	884	
2	0811	CONCRETE B	0	100	24	24	480.00	SF	5.20	5.20	100	1987	1987	3	54.5	1,360	
3	1242	WD DECK A	0	100	0	0	210.00	SF	10.00	10.00	100	1990	1990	3	20	420	
5	0803	ASPHALT C	0	100	92	14	1,288.00	SF	1.60	1.60	100	1993	1993	3	50	1,030	
7	0820	WOOD WALK	0	100	29	4	116.00	SF	11.75	11.75	100	2000	2000	3	40	545	

LAND DESCRIPTION

TOTAL OB/XF 4,239

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 10/14/2021 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

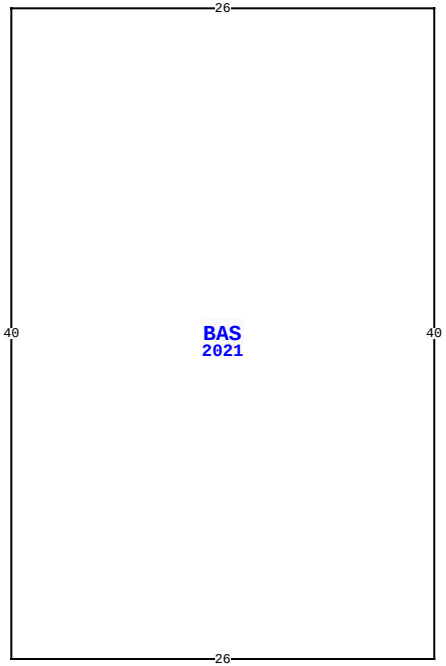
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	25,513
TOTALS	1,040		1,040	25,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	70.7940	24.78	25,771	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2020 Heated Area: 1040 HX Base Yr 2020



44575 KEME RD, CALLAHAN

BLD DATE	10/08/2008 JW	LGL DATE	
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GRANTOR: ROSENBERRY KIMBERLY H						
GRANTEE: BLITCHINGTON HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S40 E26 N40$.

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

REVIEW DATE 10/14/2021 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS