

PT OF JOSEPH HIGGINBOTHAM
GRANT SEC 43-3N-25E
IN OR 2389/1355

BURCH BRANDON SCOTT
57750 DUTCH TRAIL
CALLAHAN, FL 32011

2023

43-3N-25-0000-0001-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	05
---------	--	----------	----

NEIGHBORHOOD/LOC	5001.00
------------------	---------

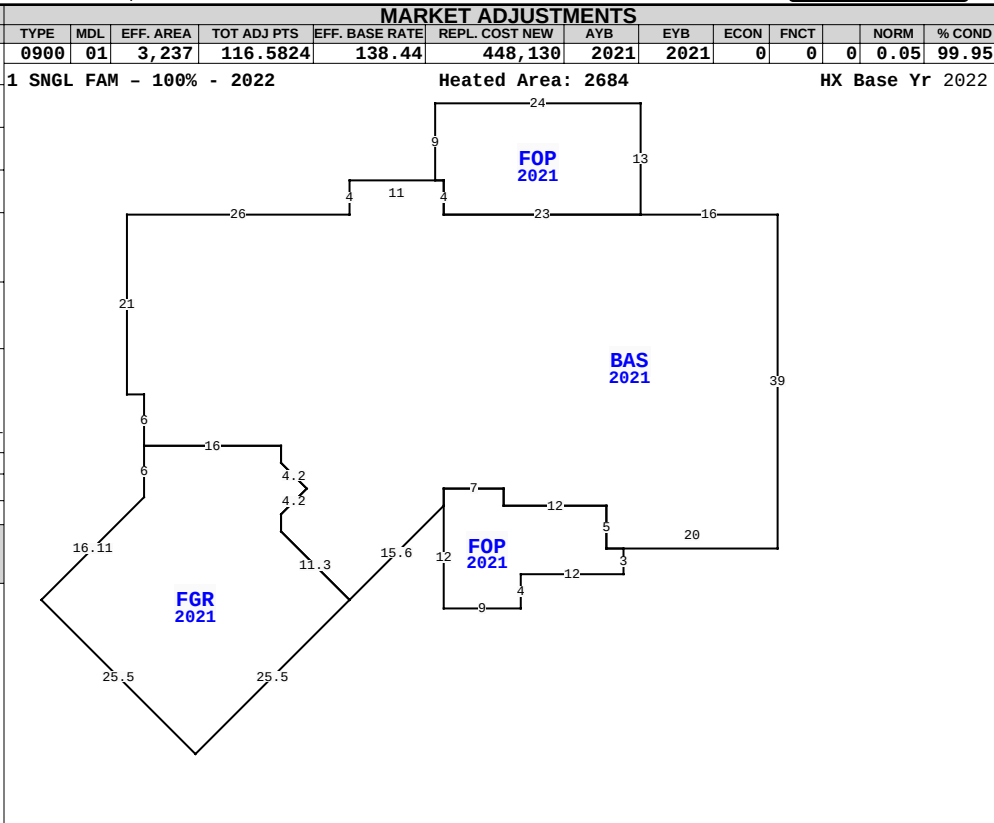
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,684	100	2,684	371,387
FGR	725	55	399	55,210
FOP	208	30	62	8,579
FOP	308	30	92	12,730

TOTALS	3,925		3,237	447,906
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	2.00	UT	3,500.00	3,500.00	100	2021
2	0811	CONCRETE B	0	100	0	652.00	SF	5.20	5.20	100	2021

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC	1.00
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	5.00	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	5.00	AC	1.00

REVIEW DATE	11/08/2021	BY	KB
-------------	------------	----	----



57750 DUTCH TR, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
10,390											

TOTAL OB/XF											
10,390											

Total Acres: 6.00	Total Land Value: 56,100	Market: 120,000	Agricultural: 3,600	Common: 52,500
-------------------	--------------------------	-----------------	---------------------	----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	447,906		
TOTAL MARKET OB/XF VALUE	10,390		
TOTAL LAND VALUE - MARKET	172,500		
TOTAL MARKET VALUE	514,396		
SOH/AGL Deduction	140,816		
ASSESSED VALUE	373,580		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	323,580		
TOTAL JUST VALUE	630,796		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	359,204		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011402	CO ISSUED	0	07/19/2021
20011402	NEW CONSTR	375,339	11/18/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2389/1355	9/03/2020	WD	U	V	11
GRANTOR: KINSEY ROBIN B REVOKA					
GRANTEE: BURCH BRANDON SCOTT					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2021] W16 FOP=[YR=2021] N13 W24 S9 E1 S4 E23\$ W23 N4 W11 S4 W26 S21 E2 S6 FGR=[YR=2021] S6 L12 D12 D18 R18 U18 R18 U8 L8 N2 U3 R3 L3 U3 N2 W16\$ E16 S2 D3 R3 D3 L3 S2 D8 R8 U11 R11 FOP=[YR=2021] S12 E9 N4 E12 N3 W2 N5 W12 N2 W7 S2\$ N2 E7 S2 E12 S5 E20 N39\$.					