PT SEC 41-2N-25E IN OR 1540-1992
PAR 7 & PAR 2
ESMT OR 281/253, FPL ESMT IN OR

SCHEIDER LEWIS H & BETTY M
551359 BURNS ROAD
CALLAHAN, FL 32011

**2024**

**02-2N-25-0000-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

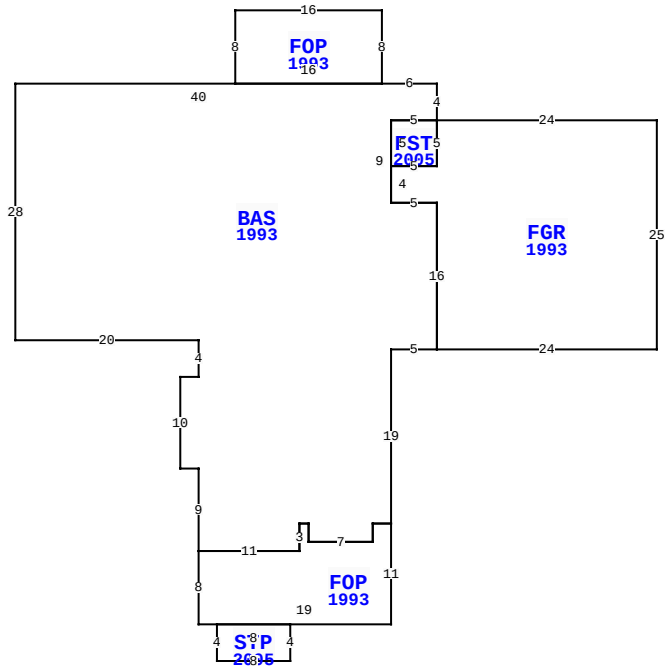
| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8026.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,735 | 100 | 1,735 | 134,490 |
| FGR | 620 | 55 | 341 | 26,433 |
| FOP | 128 | 30 | 38 | 2,946 |
| FOP | 184 | 30 | 55 | 4,263 |
| FST | 25 | 55 | 14 | 1,085 |
| STP | 32 | 10 | 3 | 232 |
| TOTALS | 2,724 | | 2,186 | 169,450 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,186 | 114.2000 | 108.49 | 237,159 | 1969 | 1982 | 0 | 0 | 0 | 28.55 | 71.45 |

1 SINGLE FAM – 100% - 0 Heated Area: 1735 HX Base Yr




551359 BURNS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 415,252 |
| TOTAL MARKET OB/XF VALUE | | 21,986 |
| TOTAL LAND VALUE - MARKET | | 364,500 |
| TOTAL MARKET VALUE | | 501,508 |
| SOH/AGL Deduction | | 186,592 |
| ASSESSED VALUE | | 314,916 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 264,916 |
| TOTAL JUST VALUE | | 801,738 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 789,301 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17001146 | MH MOVE-ON | 0 | 11/15/2017 |
| MH982224 | MH MOVE-ON | 0 | 05/01/1998 |
| 8041 | MH MOVE-ON | 9,000 | 02/01/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/1992 | 12/14/2007 | TD | U | I | 01 | 100 |
| GRANTOR: SCHEIDER BETTY M & LE | | | | | | |
| GRANTEE: SCHEIDER LEWIS H & | | | | | | |
| 0747/0052 | 12/21/1995 | WD | U | I | 01 | 100 |
| GRANTOR: SCHEIDER LEWIS H & BE | | | | | | |
| GRANTEE: SCHEIDER BETTY M L/ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 FOP=[YR=1993] N8 W16 S8 E16$ W40 S28 E20 S4 W2 S10 E2 S9 FOP=[YR=1993] S8 E2 STP=[YR=2005] S4 E8 N4 W8$ E19 N11 W2 S2 W7 N2 W1 S3 W11$ E11 N3 E1 S2 E7 N2 E2 N19 E5 FGR=[YR=1993] E24 N25 W24 FST=[YR=2005] W5 S5 E5 N5$ S5 W5 S4 E5 S16$ N16 W5 N9 E5 N4$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 38 | 19 | 722.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 59.5 | 2,234 | |
| 5 | 0681 | POLE SHED | 0 | 100 | 26 | 48 | 1,248.00 | SF | 15.00 | 15.00 | 100 | 1998 | 1998 | 3 | 26 | 4,867 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 14 | 14 | 196.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 392 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 30 | 17 | 510.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 2,486 | |
| 8 | 0810 | CONCRETE A | 0 | 100 | 33 | 6 | 198.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 75 | 965 | |
| 9 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 384 | |
| 10 | 0681 | POLE SHED | 0 | 100 | 48 | 26 | 1,248.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 28 | 5,242 | |
| 11 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 10 | 200.00 | SF | 18.30 | 18.30 | 100 | 1990 | 1990 | 3 | 20 | 732 | |
| 12 | 0300 | BOAT DCK W | 0 | 100 | 18 | 10 | 180.00 | SF | 40.00 | 40.00 | 100 | 2003 | 2003 | 3 | 32 | 2,304 | |

TOTAL OB/XF 21,986

## LAND DESCRIPTION

| 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 | 005000 | C | RURAL HOME | 100 | 0005 | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 54,000 | | | | | | | |
| 2 | 009530 | C | POND | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 2,500.00 | 2,500.00 | 2,500 | | | | | | | |
| 3 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 21.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 7,770 | | | | | | | |
| 4 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 22.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 308,000 | | | | | | | |

REVIEW DATE 07/24/2024 BY TWA Total Acres: 25.00 Total Land Value: 64,270 Market: 308,000 Agricultural: 7,770 Common: 56,500 PRINTED 08/06/2024 BY SYS

PT SEC 41-2N-25E IN OR 1540-1992
PAR 7 & PAR 2
ESMT OR 281/253, FPL ESMT IN OR

SCHEIDER LEWIS H & BETTY M
551359 BURNS ROAD
CALLAHAN, FL 32011

**2024**

**02-2N-25-0000-0007-0000**

## NASSAU COUNTY PROPERTY



## 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 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 | 06 | Quality Level 06 |

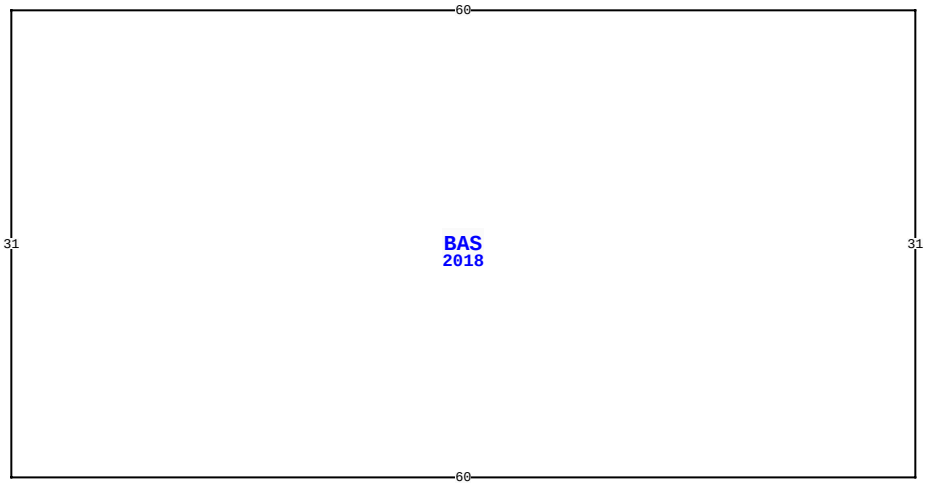
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,860 | 100 | 1,860 | 189,982 |
| TOTALS | 1,860 | | 1,860 | 189,982 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,860 | 151.3200 | 113.49 | 211,091 | 2017 | 2017 | 0 | 0 | 0 | 10.00 | 90.00 |

2 M/H 94+ – 0% - 0 Heated Area: 1860 HX Base Yr




551359 BURNS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 415,252 |
| TOTAL MARKET OB/XF VALUE | | 21,986 |
| TOTAL LAND VALUE - MARKET | | 364,500 |
| TOTAL MARKET VALUE | | 501,508 |
| SOH/AGL Deduction | | 186,592 |
| ASSESSED VALUE | | 314,916 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 264,916 |
| TOTAL JUST VALUE | | 801,738 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 789,301 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/1992 | 12/14/2007 | TD | U | I | 01 | 100 |
| GRANTOR: SCHEIDER BETTY M & LE | | | | | | |
| GRANTEE: SCHEIDER LEWIS H & | | | | | | |
| 0747/0052 | 12/21/1995 | WD | U | I | 01 | 100 |
| GRANTOR: SCHEIDER LEWIS H & BE | | | | | | |
| GRANTEE: SCHEIDER BETTY M L/ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W60 S31 E60 N31$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 07/24/2024 BY TWA Total Acres: 25.00 Total Land Value: 64,270 Market: 308,000 Agricultural: 7,770 Common: 56,500 PRINTED 08/06/2024 BY SYS

PT SEC 41-2N-25E IN OR 1540-1992
PAR 7 & PAR 2
ESMT OR 281/253, FPL ESMT IN OR

SCHEIDER LEWIS H & BETTY M
551359 BURNS ROAD
CALLAHAN, FL 32011

**2024**

**02-2N-25-0000-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 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 | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

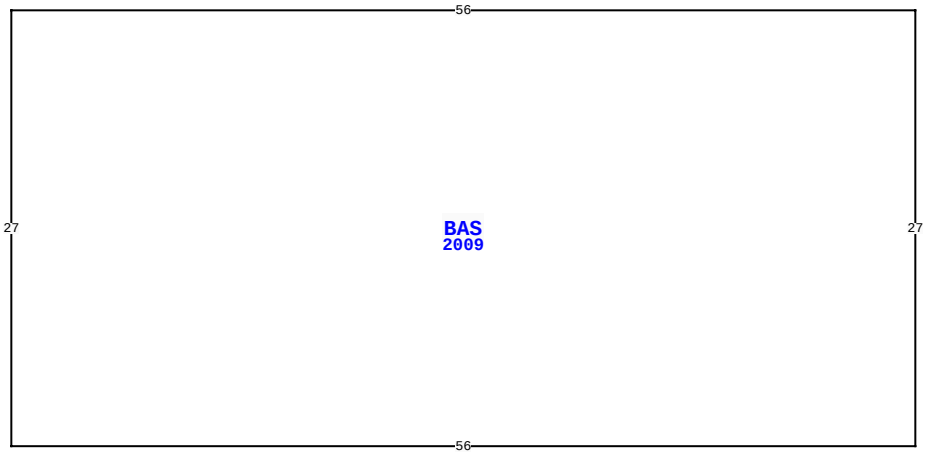
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,512 | 100 | 1,512 | 55,820 |
| TOTALS | 1,512 | | 1,512 | 55,820 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,512 | 117.2000 | 87.90 | 132,905 | 1998 | 1998 | 0 | 0 | 0 | 58.00 | 42.00 |

3 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr




551359 BURNS RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 415,252 |
| TOTAL MARKET OB/XF VALUE | | 21,986 |
| TOTAL LAND VALUE - MARKET | | 364,500 |
| TOTAL MARKET VALUE | | 501,508 |
| SOH/AGL Deduction | | 186,592 |
| ASSESSED VALUE | | 314,916 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 264,916 |
| TOTAL JUST VALUE | | 801,738 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 789,301 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/1992 | 12/14/2007 | TD | U | I | 01 | 100 |
| GRANTOR: SCHEIDER BETTY M & LE | | | | | | |
| GRANTEE: SCHEIDER LEWIS H & | | | | | | |
| 0747/0052 | 12/21/1995 | WD | U | I | 01 | 100 |
| GRANTOR: SCHEIDER LEWIS H & BE | | | | | | |
| GRANTEE: SCHEIDER BETTY M L/ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W56 S27 E56 N27$.

## 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 07/24/2024 BY TWA Total Acres: 25.00 Total Land Value: 64,270 Market: 308,000 Agricultural: 7,770 Common: 56,500 PRINTED 08/06/2024 BY SYS