

PT FRANCIS STERLING GRANT
SEC 41-2N-25E, PT GOVT LOT 4
OF SEC 2-2N-25E & PT OF GOVT

LLOYD LINDA & JOHN DAVID
551303 BURNS RD
CALLAHAN, FL 32011

2024

02-2N-25-0000-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,528	100
FOP	84	30
USP	190	30
TOTALS	1,802	1,610

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,610	114.4440	143.06	230,327	1992	2002	0	0	10.25	89.75
1 SNGL FAM - 100% - 2024 Heated Area: 1528 HX Base Yr 2024											
551303 BURNS RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											

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	0	1.00	UT	3,500.00	3,500.00	100	1992
2	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	1995
3	0200	BARN WD 0-	0 100	42	24	1,008.00	SF	20.00	20.00	100	1998
4	0350	CARPORT WD	0 100	17	18	306.00	SF	13.00	13.00	100	2002
6	0810	CONCRETE A	0 100	0	0	156.00	SF	6.50	6.50	100	2002
7	0810	CONCRETE A	1 100	24	24	576.00	SF	6.50	6.50	100	2024

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.80	AC	1.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 6							Tax Dist:					
BUILDING MARKET VALUE							216,920					
TOTAL MARKET OB/XF VALUE							14,248					
TOTAL LAND VALUE - MARKET							98,000					
TOTAL MARKET VALUE							329,168					
SOH/AGL Deduction							96,018					
ASSESSED VALUE							233,150					
TOTAL EXEMPTION VALUE							HX HB 50,000					
BASE TAXABLE VALUE							183,150					
TOTAL JUST VALUE							329,168					
NCON VALUE							24,249					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							279,302					
EYB ADJSTD FOR REMODELING: 10/23KW												

LLOYD LINDA & JOHN DAVID
551303 BURNS RD
CALLAHAN, FL 32011

02-2N-25-0000-0007-0010

[illegible]