

PARCEL 1 OF SEC 11 EX 1-2 1-3  
PARCEL 2-2 OF SEC 41  
IN OR 2712/142

BURNS ROBERT E JR/BURNS ROBERT E III ET AL  
551227 BURNS ROAD  
CALLAHAN, FL 32011

2024

11-2N-25-0000-0001-0000



| BUILDING CHARACTERISTICS |           |                |
|--------------------------|-----------|----------------|
| ELEMENT                  | CD        | CONSTRUCTION   |
| Exterior Wall            | 07        | ASB SHNGLE 100 |
| Roof Structur            | 03        | GABLE/HIP 100  |
| Roof Cover               | 03        | COMP SHNGL 100 |
| Interior Wall            | 05        | DRYWALL 100    |
| Interior Floo            | 14        | CARPET 70      |
| Interior Floo            | 08        | SHT VINYL 30   |
| Air Condition            | 01        | NONE 100       |
| Heating Type             | 04        | AIR DUCTED 100 |
| Bedrooms                 | 2 100     |                |
| 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       |

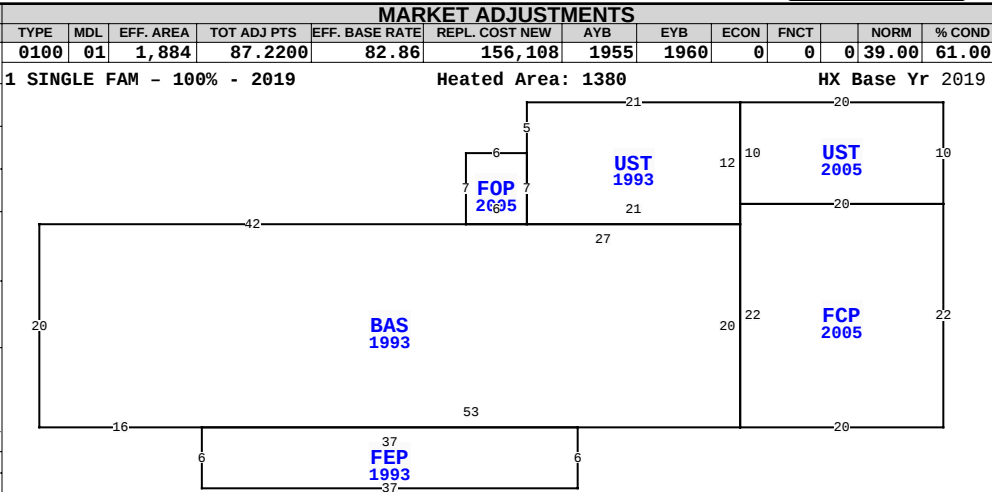
|                          |                 |                  |
|--------------------------|-----------------|------------------|
| Quality                  | 03              | Quality Level 03 |
| DOR CODE                 | 5000IMPROVED AG |                  |
| MAP NUM                  | MKT AREA        | 08               |
| NEIGHBORHOOD/LOC 8026.00 |                 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,380            | 100         | 1,380        | 69,752               |
| FCP       | 440              | 25          | 110          | 5,560                |
| FEP       | 222              | 80          | 178          | 8,997                |
| FOP       | 42               | 30          | 13           | 657                  |
| UST       | 252              | 45          | 113          | 5,711                |
| UST       | 200              | 45          | 90           | 4,549                |

|        |       |       |        |
|--------|-------|-------|--------|
| TOTALS | 2,536 | 1,884 | 95,226 |
|--------|-------|-------|--------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |       |
|----------------|------------|-------------|---------|----|----|----------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | NOTES |
| 1              | 0351       | CARPORT MT  | 0 100   | 32 | 20 | 640.00   | SF | 7.50     |       |
| 2              | 0200       | BARN WD 0-  | 0 100   | 32 | 27 | 864.00   | SF | 15.00    |       |
| 3              | 0351       | CARPORT MT  | 0 100   | 38 | 28 | 1,064.00 | SF | 7.50     |       |
| 4              | 0351       | CARPORT MT  | 0 100   | 44 | 15 | 660.00   | SF | 7.50     |       |
| 5              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 |       |
| 6              | 0812       | CONCRETE C  | 0 100   | 0  | 0  | 2,040.00 | SF | 4.00     |       |
| 7              | 0300       | BOAT DCK W  | 0 100   | 0  | 0  | 160.00   | SF | 40.00    |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | RURAL HOME           | 100 | 0005 | OR       | 0.00  | 0.00  | 1.50        |
| 2                | 006000   | A   | PAST1/HAY            | 0   |      | OR       | 0.00  | 0.00  | 9.15        |
| 3                | 009910   | M   | MKT.VAL.AG           | 0   |      | OR       | 0.00  | 0.00  | 9.15        |



|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 551227 BURNS RD, CALLAHAN | BLD DATE | LGL DATE  | 05/19/2023 | MLU |
|                           | XF DATE  | LAND DATE |            |     |
|                           | INC DATE | AG DATE   |            |     |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 13,715      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 95,226      |        |
| TOTAL MARKET OB/XF VALUE  |  | 13,715      |        |
| TOTAL LAND VALUE - MARKET |  | 198,900     |        |
| TOTAL MARKET VALUE        |  | 164,827     |        |
| SOH/AGL Deduction         |  | 72,664      |        |
| ASSESSED VALUE            |  | 92,163      |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 42,163      |        |
| TOTAL JUST VALUE          |  | 307,841     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 304,142     |        |

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

| SALES DATA                     |            |           |       |       |        |
|--------------------------------|------------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD |
| 2712/142                       | 5/06/2024  | WD        | U     | I     | 11     |
| GRANTOR: BURNS ROBERT E SR LVG |            |           |       |       | 100    |
| GRANTEE: BURNS ROBERT E JR     |            |           |       |       |        |
| 1539/0265                      | 12/04/2007 | WD        | U     | I     | 01     |
| GRANTOR: BURNS R E SR          |            |           |       |       | 100    |
| GRANTEE: BURNS ROBERT E SR T   |            |           |       |       |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| UST=[YR=2005] W20 UST=[YR=1993] W21 S5 FOP=[YR=2005] W6 S7 BAS=[YR=1993] W42 S20 E16 FEP=[YR=1993] S6 E37 N6 W37 \$ E53 FCP=[YR=2005] E20 N22 W20 S22 \$ N20 W27 \$ E6 N7 \$ S7 E21 N12 \$ S10 E20 N10 \$ . |  |  |  |  |  |  |  |  |  |