PAR 1-1 IN SEC 11 &
PAR 2-1 IN SEC 41
IN OR 2012/285

MEZERA JENNIFER LEIGH BURNS
551237 BURNS ROAD
CALLAHAN, FL 32011

2024

11-2N-25-0000-0001-0010

BUILDING CHARACTERISTICS

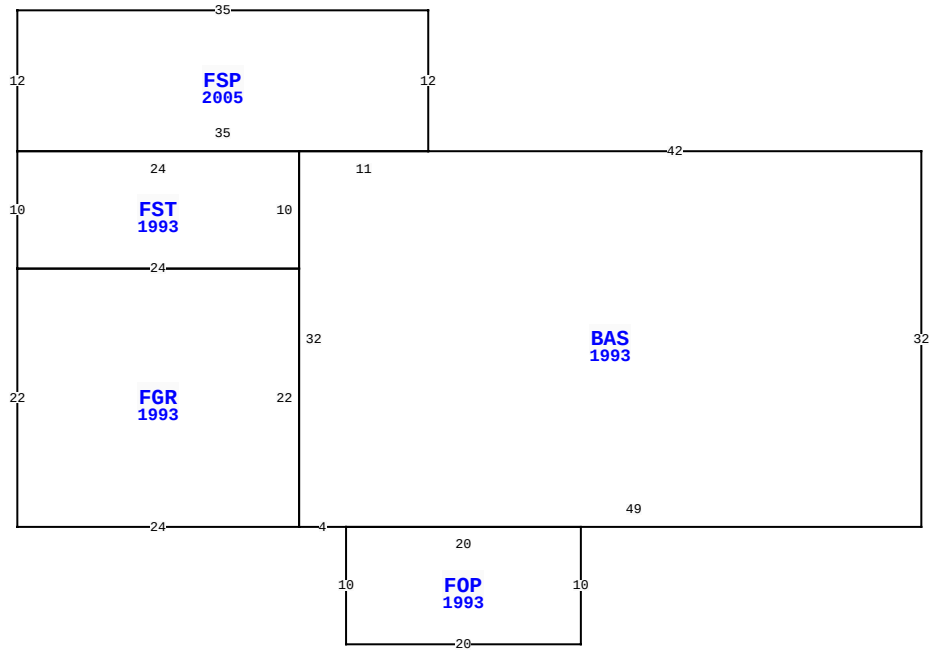
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,696	100	1,696	152,925
FGR	528	55	290	26,149
FOP	200	30	60	5,410
FSP	420	40	168	15,148
FST	240	55	132	11,902
TOTALS	3,084		2,346	211,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,346	89.6112	112.01	262,775	1979	1984	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2023 Heated Area: 1696 HX Base Yr 2023



551237 BURNS RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,534
TOTAL MARKET OB/XF VALUE		6,724
TOTAL LAND VALUE - MARKET		196,350
TOTAL MARKET VALUE		299,853
SOH/AGL Deduction		55,043
ASSESSED VALUE		244,810
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,810
TOTAL JUST VALUE		414,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11278	REPAIR/RRF	0	12/01/2022
20004524	REPAIR/RRF	7,298	05/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2012/0285	10/29/2015	WD	U	I	11	100

GRANTOR: BURNS JACK B SR & BET

GRANTEE: MEZERA JENNIFER LEI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42FSP=[YR=2005] N12 W35 S12 E35 $ W11
FST=[YR=1993] W24 S10 FGR=[YR=1993] S22 E24 N22 W24$ E24 N10$
S32 E4 FOP=[YR=1993] S10 E20 N10 W20$ E49 N32$.

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
1	0200	BARN WD 0-	0	100	40	24	960.00	SF	15.00	15.00	100	1980	1980	3	20	2,880	
2	0681	POLE SHED	0	100	40	12	480.00	SF	15.00	15.00	100	1980	1980	3	20	1,440	
3	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	1980	1980	3	20	864	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 6,724

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
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,750							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	7.35	AC		1.00	1.00	1.00	370.00	370.00	2,720							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	0.25	AC		1.00	1.00	1.00	500.00	500.00	125							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	7.35	AC		1.00	1.00	1.00	16,000.00	16,000.00	117,600							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 9.85 Total Land Value: 81,595 Market: 117,600 Agricultural: 2,845 Common: 78,750 PRINTED 08/06/2024 BY SYS