

BURNS ROBERT E JR
551217 BURNS ROAD
CALLAHAN, FL 32011

11-2N-25-0000-0001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION												VALUATION SUMMARY																			
Exterior Wall		19	COMMON BRK 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY						STANDARD										
Roof Structure		03	GABLE/HIP 100		0100	01	1,682	144.9000	137.66	231,544	1979	1995	0	0	0	23.50	76.50	Tax Group: 6						Tax Dist:										
Roof Cover		12	MODULAR MT 100		1 SINGLE FAM - 100% - 0										Heated Area: 1506										HX Base Yr									
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										177,131									
Interior Floor		11	CLAY TILE 100												TOTAL MARKET OB/XF VALUE										37,660									
Air Condition		03	CENTRAL 100												TOTAL LAND VALUE - MARKET										70,000									
Heating Type		04	AIR DUCTED 100												TOTAL MARKET VALUE										284,791									
Bedrooms		04	3 100												SOH/AGL Deduction										150,270									
Bathrooms		02	2 100												ASSESSED VALUE										134,521									
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										HX HB WR 55,000									
Stories		1.	1. 100												BASE TAXABLE VALUE										79,521									
Units		06	0 100												TOTAL JUST VALUE										284,791									
BUD8 Adjustme		00	DIST 1D 100												NCON VALUE										0									
Occupancy		00	NONE 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE										278,513																			
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												08																			
NEIGHBORHOOD/LOC		8026.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	312	100	312	32,857																														
BAS	1,144	100	1,144	120,474																														
BAS	50	100	50	5,265																														
FOP	108	30	32	3,370																														
UEP	240	60	144	15,165																														
TOTALS					1,854		1,682	177,131																										
EXTRA FEATURES					551217 BURNS RD, CALLAHAN																													
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	44	1,540																			
2	0866	POOL FIBER	0 100	17	30	510.00	SF	72.00	72.00	100	1984	1984	3	20	7,344																			
3	0845	KOOL DECK	0 100	0	0	594.00	SF	7.25	7.25	100	1984	1984	3	44	1,895																			
4	0511	GARAGE CB-	0 100	26	30	780.00	SF	40.00	40.00	100	1998	1998	3	75	23,400																			
5	0811	CONCRETE B	0 100	21	24	504.00	SF	5.20	5.20	100	1998	1998	3	75	1,966																			
6	0810	CONCRETE A	0 100	28	10	280.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,083																			
7	0940	SHEDS/PORT	0 100	12	6	72.00	SF	30.00	30.00	100	1990	1990	3	20	432																			
LAND DESCRIPTION										TOTAL OB/XF										37,660														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																	
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																	
REVIEW DATE	12/02/2022	BY	KW	Total Acres: 2.00		Total Land Value: 70,000		Market: 0		Agricultural: 0		Common: 70,000		PRINTED 08/06/2024 BY SYS																				