PT NW1/4 OF SEC 12-2N-25E & PT
GOVT LOT 1 OF SEC 11-2N-25E
IN OR 1665/1150

PAULK CAROLYN R
551179 BURNS ROAD
CALLAHAN, FL 32011

2024

12-2N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

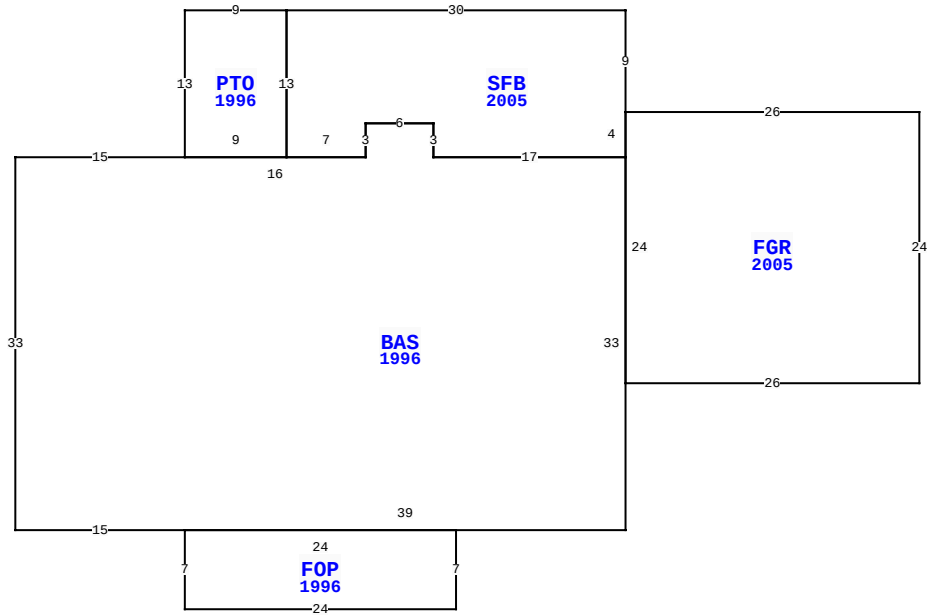
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	154,134
FGR	624	55	343	29,371
FOP	168	30	50	4,281
PTO	117	5	6	514
SFB	372	80	298	25,517
TOTALS	3,081		2,497	213,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,497	105.1200	99.86	249,350	1996	2004	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 1999 Heated Area: 2098 HX Base Yr 1999



551179 BURNS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		213,818
TOTAL MARKET OB/XF VALUE		21,589
TOTAL LAND VALUE - MARKET		87,150
TOTAL MARKET VALUE		322,557
SOH/AGL Deduction		149,056
ASSESSED VALUE		173,501
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		118,501
TOTAL JUST VALUE		322,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007999	REPAIR/RRF	14,521	12/01/2017
B15410	ADDITION	58,200	06/17/2005
R7761	REPAIR/RRF	2,000	06/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1665/1150	2/25/2010	QC	U	I	37	100
GRANTOR: BURNS ROBERT ELLIS JR						
GRANTEE: PAULK CAROLYN (WIDO						
0840/1925	7/02/1998	WD	Q	I		135,000
GRANTOR: BURNS RAYMOND L & GIN						
GRANTEE: PAULK DURWOOD & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W26 SFB=[YR=2005] N9 W30 PTO=[YR=1996] W9 S13 BAS=[YR=1996] W15 S33 E15 FOP=[YR=1996] S7 E24 N7 W24 $ E39 N33 W17 N3 W6 S3 W16 $ E9 N13 $ S13 E7 N3 E6 S3 E17 N4 $ S24 E26 N24 $.

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	0810	CONCRETE A	0	100	16	22	352.00	SF	6.50	6.50	100	1996	1996	3	72	1,647	
2	0300	BOAT DCK W	0	100	10	25	250.00	SF	40.00	40.00	100	1992	1992	3	20	2,000	
3	0681	POLE SHED	0	100	15	10	150.00	SF	15.00	15.00	100	2000	2000	3	28	630	
4	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	2002	2002	3	20	288	
5	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	0	1990	1990	3	100	1,400	
6	0681	POLE SHED	0	100	40	11	440.00	SF	15.00	15.00	100	2002	2002	3	30	1,980	
7	0351	CARPORT MT	0	100	20	24	480.00	SF	10.00	10.00	100	2007	2007	3	31	1,488	
8	0940	SHEDS/PORT	0	100	16	24	384.00	SF	18.30	18.30	100	2007	2007	3	31	2,178	
9	0462	ST/AL FNC	0	100	0	0	216.00	SF	10.00	10.00	100	2007	2007	3	48	1,037	
10	0812	CONCRETE C	0	100	0	0	2,540.00	SF	4.00	4.00	100	2007	2007	3	88	8,941	

LAND DESCRIPTION

TOTAL OB/XF 21,589

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,150							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.49 Total Land Value: 87,150 Market: 0 Agricultural: 0 Common: 87,150 PRINTED 08/06/2024 BY SYS