BLOCK 2 PT OF LOT 9
IN OR 905/1728 (EX OR 915/1151
& OR 1062/820)

ROUNTREE JOEY K & KATHY D
43047 ROUNTREE LANE
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0092

BUILDING CHARACTERISTICS

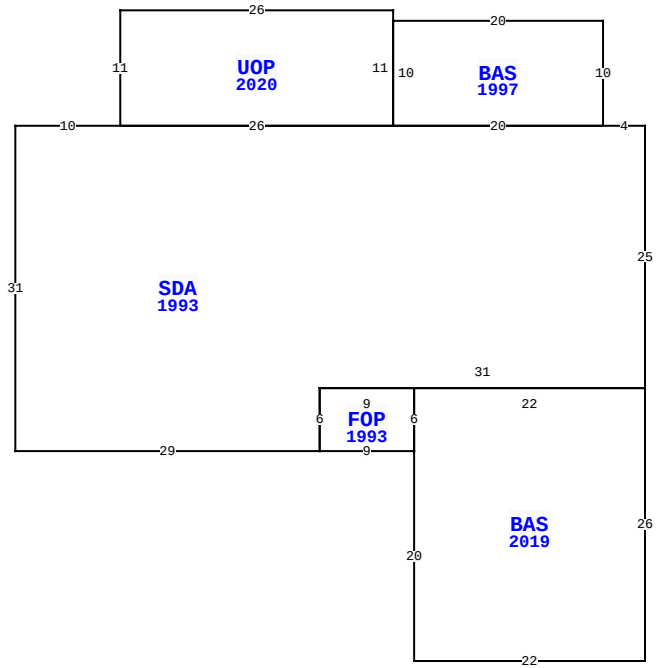
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	200	16,405
BAS	572	100	572	46,919
FOP	54	30	16	1,312
SDA	1,674	110	1,841	151,012
UOP	286	20	57	4,676
TOTALS	2,786		2,686	220,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,686	100.3968	95.38	256,191	1987	1995	0	0	0	14.00	86.00

1 SINGLE FAM – 100% - 2000 Heated Area: 2613 HX Base Yr 2000



43047 ROUNTREE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		220,324
TOTAL MARKET OB/XF VALUE		10,128
TOTAL LAND VALUE - MARKET		70,800
TOTAL MARKET VALUE		301,252
SOH/AGL Deduction		130,011
ASSESSED VALUE		171,241
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,241
TOTAL JUST VALUE		301,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002755	CARPORT	13,282	03/27/2020
19009438	REMODEL	38,708	09/06/2019
MH992919	MH MOVE-ON	0	11/01/1999
8960	MH MOVE-ON	25,000	07/02/1992
8960	MH MOVE-ON	25,000	06/02/1992
3790	NEW CONSTR	43,500	12/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0905/1728	10/29/1999	WD	U	I	07	100
GRANTOR: ROUNTREE KENNETH F &						
GRANTEE: ROUNTREE JOEY K & K						
0899/0400	9/10/1999	WD	U	I	01	100,100
GRANTOR: ROUNTREE KENNETH F &						
GRANTEE: ROUNTREE JOEY & KAT						

BUILDING NOTES

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
3	0811	CONCRETE B	0	100	0	0	560.00	SF	5.20	5.20	100	1989	1989	3	57	1,660	
5	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2018	2017	3	78	3,744	
6	0810	CONCRETE A	0	100	0	0	272.00	SF	6.50	6.50	100	1998	1998	3	75	1,326	
7	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2020	2020	3	99	3,398	

BUILDING DIMENSIONS

SDA=[YR=1993;ORIG=0,0] W4 W20 W26 W10 S31 E29 N6 E31 N25 $
BAS=[YR=2019;ORIG=-22,31] S20 E22 N26 W22 S6 $
BAS=[YR=1997;ORIG=-4,0] N10 W20 S10 E20 $
FOP=[YR=1993;ORIG=-31,31] E9 N6 W9 S6 $
UOP=[YR=2020;ORIG=-50,-11] E26 S11 W26 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,128

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	0006	OR	0.00	0.00	2.36	AC		1.00	1.00	1.00	30,000.00	30,000.00	70,800							

REVIEW DATE 07/08/2024 BY WWA Total Acres: 2.36 Total Land Value: 70,800 Market: 0 Agricultural: 0 Common: 70,800 PRINTED 08/06/2024 BY SYS