BLOCK 2 PT OF LOT 9
IN OR 2328/776
HILLS AT THOMAS CREEK PB 5/65

ROUNTREE JARREN K & KIERSTEN M
43155 ROUNTREE LN
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0096

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

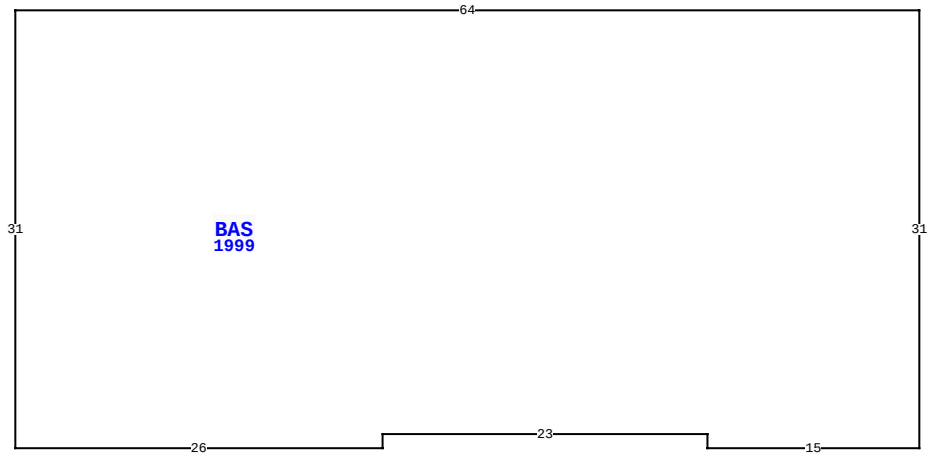
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100	1,961	95,982
TOTALS	1,961		1,961	95,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,961	148.3200	111.24	218,142	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2020 Heated Area: 1961 HX Base Yr 2020



43155 ROUNTREE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,982
TOTAL MARKET OB/XF VALUE		7,556
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		139,238
SOH/AGL Deduction		28,242
ASSESSED VALUE		110,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,996
TOTAL JUST VALUE		139,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/0776	12/26/2019	WD	U	I	30	90,000

GRANTOR: ROUNTREE BRENDA K
GRANTEE: ROUNTREE JARREN K &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W64 S31 E26 N1 E23 S1 E15 N31$.

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	0752	USP	0	100	22	10	220.00	SF	15.00	15.00	100	2001	2001	3	29	957	
2	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2001	2001	3	29	1,044	
3	0681	POLE SHED	0	100	30	28	840.00	SF	15.00	15.00	100	2001	2001	3	29	3,654	
4	0810	CONCRETE A	0	100	0	0	390.00	SF	6.50	6.50	100	1998	1998	3	75	1,901	

LAND DESCRIPTION

TOTAL OB/XF 7,556

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	0007	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,700							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.19 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/06/2024 BY SYS