BLOCK 2 PT LOT 9
IN OR 2708/1337
(EX PT IN OR 2716/1614)

ROUNTREE MARIAH & JORDAN
43047 ROUNTREE LN
CALLAHAN, FL 32011

2024

24-1N-24-0750-0002-0097

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 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
Quality	03	Quality Level 03

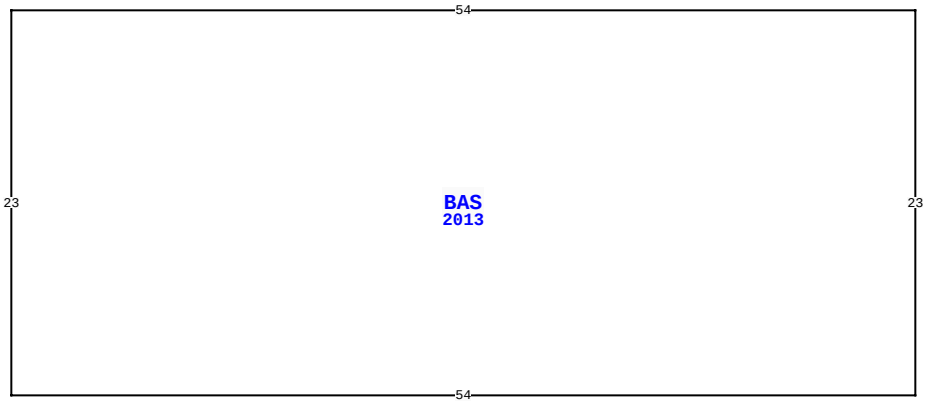
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	30,568
TOTALS	1,242		1,242	30,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,242	117.2000	82.04	101,894	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1242 HX Base Yr 2000



43087 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		30,568
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		39,000
TOTAL MARKET VALUE		69,568
SOH/AGL Deduction		14,074
ASSESSED VALUE		55,494
TOTAL EXEMPTION VALUE	HX HB WX	35,494
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		69,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1337	4/24/2024	QC	U	I	11	100
GRANTOR: ROUNTREE BRENDA						
GRANTEE: ROUNTREE MARIAH & J						
2698/1828	3/08/2024	QC	U	I	11	100
GRANTOR: ROUNTREE BRENDA						
GRANTEE: ROUNDTREE MARIAH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W54 S23 E54 N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,000							

REVIEW DATE 06/21/2024 BY WWA Total Acres: 1.30 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 08/06/2024 BY SYS