PT OF LOTS 24 & 25
IN OR 708/124 &
PT OF ABND R/W IN OR 89/194

BURCH DONALD RAY & ROBERTA C
45209 JONES CEMETERY ROAD
CALLAHAN, FL 32011

2024

25-2N-24-226B-0024-0010

BUILDING CHARACTERISTICS

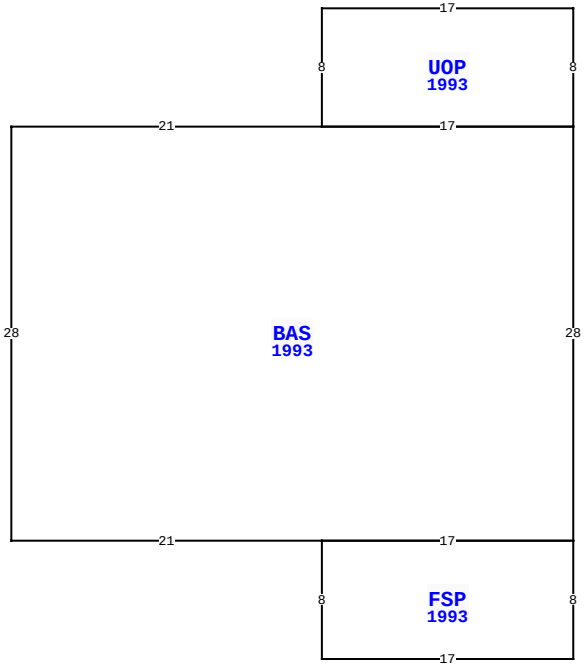
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	74,198
FSP	136	40	54	3,766
UOP	136	20	27	1,883
TOTALS	1,336		1,145	79,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,145	106.0000	100.70	115,302	1966	1966	0	0	0	30.75	69.25

1 SINGLE FAM – 100% - 1995 Heated Area: 1064 HX Base Yr 1995



45209 JONES CEMETERY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		79,847
TOTAL MARKET OB/XF VALUE		4,973
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		104,820
SOH/AGL Deduction		29,420
ASSESSED VALUE		75,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		25,400
TOTAL JUST VALUE		104,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		102,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2264/1567	3/29/2019	QC	U	I	11	30,000
GRANTOR: BARGERON SARAH B						
GRANTEE: BURCH DONALD & ROBE						
2219/0096	8/21/2018	QC	U	I	11	100
GRANTOR: CONNER JULIAN F						
GRANTEE: BURCH DONALD RAY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W17 S8 BAS=[YR=1993] W21 S28 E21 FSP=[YR=1993] S8 E17 N8 W17 $ E17 N28 W17$ E17 N8$.

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	0681	POLE SHED	0	100	12	26	312.00	SF	15.00	15.00	100	1975	1975	3	20	936	
2	0680	POLE SHED	0	100	24	48	1,152.00	SF	10.00	10.00	100	1994	1994	3	20	2,304	
3	0680	POLE SHED	0	100	24	14	336.00	SF	10.00	10.00	100	1995	1995	3	23	773	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1986	1986	3	20	960	

LAND DESCRIPTION

TOTAL OB/XF 4,973

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	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/16/2020 BY TWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS