

LOT 3
IN OR 2079/296
RIVER ROAD ESTATES #2 PB 6/211

MCGUFFEE ALAN GREG & ASHLEY N
25040 BIRDSONG LANE
CALLAHAN, FL 32011

2024

30-2N-24-1831-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08

Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8001.00			

TOTALS	2,728		2,149	291,912
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0810	CONCRETE A	0 100	0 0
2	0510	GARAGE WD-	0 100	18 20

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000115	C	SFR ACRES	100

TOTAL OB/XF				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000115	C	SFR ACRES	100

REVIEW DATE 08/06/2021 BY TWA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,149	97.9020	146.85	315,581	2007	2007	0	0
1 SFR CUST - 100% - 2023									
Heated Area: 1758									
HX Base Yr 2023									
25040 BIRDSONG LN, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023 MLU									

25040 BIRDSONG LN, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023 MLU									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	2.00

Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		291,912	
TOTAL MARKET OB/XF VALUE		7,467	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		359,379	
SOH/AGL Deduction		50,033	
ASSESSED VALUE		309,346	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		259,346	
TOTAL JUST VALUE		359,379	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21317	XFOB	3,502	04/01/2008
M12320	MECH OTHER	0	12/01/2006
E18207	ELEC OTHER	6,100	10/01/2006
P11652	OTHER	0	10/01/2006
C18564	CO ISSUED	0	09/01/2006
B18564	NEW CONSTR	182,094	09/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2079/0296	10/17/2016	WD Q	I	01	
GRANTOR: MCCANN WALTER W & SAR					
GRANTEE: MCGUFFEE ALAN GREG					
0972/1063	2/28/2001	WD Q	V		
GRANTOR: TANNER DONALD GENE &					
GRANTEE: MCCANN WALTER & SAR					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2007] W31 FOP=[YR=2007] W10 S41 E7 U3 R3 U2 L2 N7					
U2 R2 N27 \$ S27 L2 D2 S7 D2 R2 L3 D3 W14 S25 E16					
FGR=[YR=2007] E20 N20 W20 S20\$ N20 E20 N8 E12 N6					
FOP=[YR=2007] E7 N26 W7 S26\$ N32\$.					