LOT 5
IN OR 2158/1777
RIVER ROAD ESTATES #2 PB 6/211

YOUNG OLIVIA & MICHAEL
25101 BIRDSONG LN
CALLAHAN, FL 32011

2024

30-2N-24-1831-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

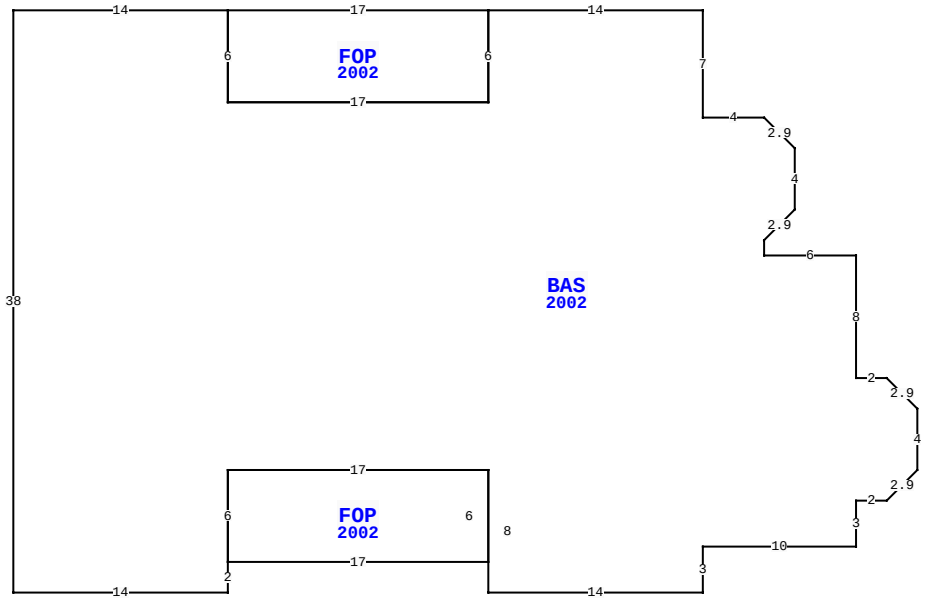
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	1,738	249,803
FOP	102	30	31	4,456
FOP	102	30	31	4,456
TOTALS	1,942		1,800	258,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,800	106.4700	159.70	287,460	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2018 Heated Area: 1738 HX Base Yr 2018



25101 BIRDSONG LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		274,521
TOTAL MARKET OB/XF VALUE		3,798
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		338,319
SOH/AGL Deduction		130,309
ASSESSED VALUE		208,010
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,010
TOTAL JUST VALUE		338,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029688	NEW CONSTR	115,428	05/01/2002
R024122	NEW CONSTR	1,800	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1777	11/20/2017	WD	Q	I	02	235,000
GRANTOR: GRAJEDA JACOB & REBEC						
GRANTEE: YOUNG OLIVIA & MICH						
1886/1098	10/25/2013	WD	Q	I	02	170,000
GRANTOR: TURNER SANDRA H & RIC						
GRANTEE: GRAJEDA JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] W17 S6 E17 N6$ S6 W17 N6 W14 S38 E14 N2 FOP=[YR=2002] E17 N6 W17 S6$ N6 E17 S8 E14 N3 E10 N3 E2 U2 R2 N4 L2 U2 W2 N8 W6 N1 R2 U2 N4 L2 U2 W4 N7$.

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	0812	CONCRETE C	0	100	0	0	1,158.00	SF	4.00	4.00	100	2002	2002	3	82	3,798	

LAND DESCRIPTION

TOTAL OB/XF 3,798

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

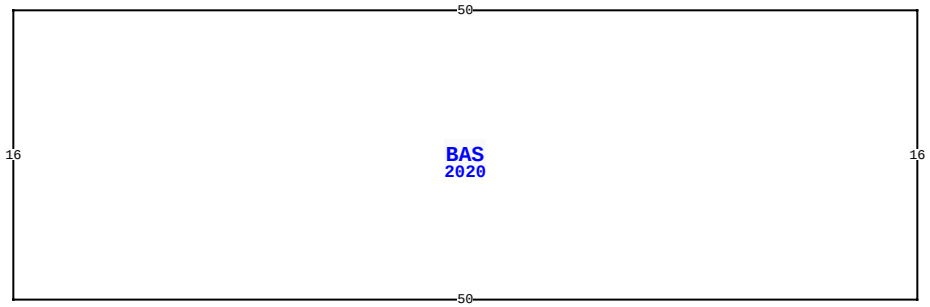
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	15,807
TOTALS	800		800	15,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	58.1900	20.37	16,296	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2018 Heated Area: 800 HX Base Yr 2018



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GRANTOR: TURNER SANDRA H & RIC						
GRANTEE: GRAJEDA JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S16 E50 N16$.

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

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS