PT SW1/4 OF SW1/4 OF
SEC 28-3N-25E & PT NW1/4 OF
SEC 33-3N-25E IN OR 1473/764

BURNS ANDREW & TAMMY LVNG TRST/BURNS ANDREW LAMAR
46477 SAULS RD
CALLAHAN, FL 32011-6507

2024

33-3N-25-0000-0003-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

SAWTOOTH RIDGE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,808
TOTAL LAND VALUE - MARKET	386,640
TOTAL MARKET VALUE	44,171
SOH/AGL Deduction	5,443
ASSESSED VALUE	38,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,728
TOTAL JUST VALUE	405,448
NCON VALUE	5,541
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,400

SEE ADJCNT AG PARCELS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2576/1450	6/27/2022	SW	U	V	11	100
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: BURNS ANDREW & TAMM						
1473/0764	1/22/2007	WD	U	V	01	100
GRANTOR: BURNS ANDREW L						
GRANTEE: BURNS TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	20	16	320.00	SF	15.00	15.00	100	2016	2016	3	81	3,888	
2	0300	BOAT DCK W	0	0	30	10	300.00	SF	40.00	40.00	100	2016	2016	3	81	9,720	
3	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20	5.20	100	2024	2022		100	5,200	

LAND DESCRIPTION

TOTAL OB/XF 18,808

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	44.33	AC		1.00	1.00	1.00	555.00	555.00	24,603							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	48.33	AC		1.00	1.00	1.00	8,000.00	8,000.00	386,640							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 48.33 Total Land Value: 25,363 Market: 386,640 Agricultural: 25,363 Common: 0 PRINTED 08/06/2024 BY SYS