

PT NE1/4 OF SEC 34-3N-25E IN
OR 297/567 (EX R/W IN
OR 621/805 & EX PT IN

BURCH ROBERT R
46336 MIDDLE RD
CALLAHAN, FL 32011

2024

34-3N-25-0000-0002-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0820	02	1,620	117.2000	82.04	132,905	1988	1988	0	0	0	70.00	30.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 1980										Heated Area: 1620										HX Base Yr 1980									
Roof Cover	03	COMP SHNGL 100								27 60 27 60 BAS 1993																													
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																																					
BUD8 Adjustme	04	DIST 01 100																																					
Quality		03	Quality Level 03								MAP NUM MKT AREA 05																												
DOR CODE		0200	MOBILE HOME																																				
NEIGHBORHOOD/LOC		5001.00																																					
TOTALS		1,620	1,620																												39,872								
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		1,620	100	1,620		39,872																																	
BLD DATE												LGL DATE																											
XF DATE												LAND DATE																											
INC DATE												AG DATE																											
EXTRA FEATURES		46336 MIDDLE RD, CALLAHAN																																					
L N	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	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1960	1960	3	20	772																								
2	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	1988	1988	3	20	128																								
3	0751	UOP	0 100	8	18	144.00	SF	10.00	10.00	100	2000	2000	3	28	403																								
4	0752	USP	0 100	21	10	210.00	SF	15.00	15.00	100	2005	2005	3	40	1,260																								
5	0940	SHEDS/PORT	0 100	12	24	288.00	SF	19.50	19.50	100	2005	2005	3	24	1,348																								
LAND DESCRIPTION		TOTAL OB/XF 3,911																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.44	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,400																						
REVIEW DATE 05/22/2019 BY KBA Total Acres: 2.44 Total Land Value: 85,400 Market: 0 Agricultural: 0 Common: 85,400 PRINTED 08/06/2024 BY SYS																																							