LOT 17
IN OR 1583/1464
WHITE OAKS SUB PB 5/230

DUREN DAVID W
55070 BIRCH COURT
CALLAHAN, FL 32011

2025

12-2N-25-2350-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

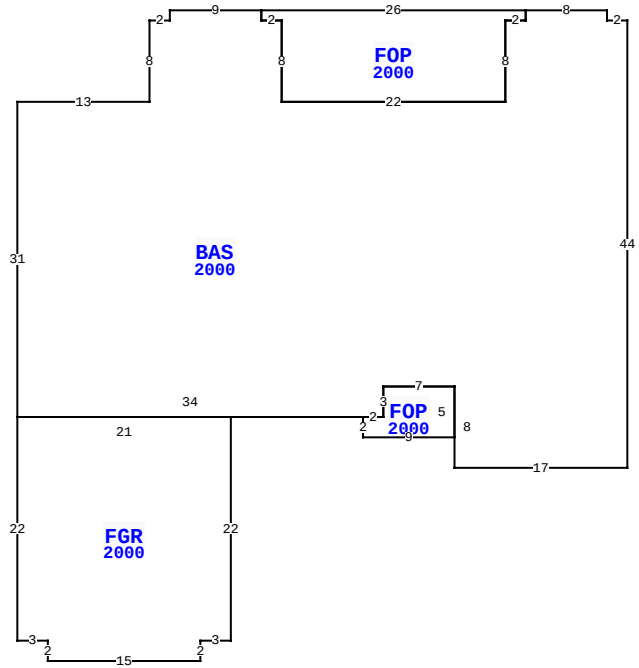
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,141	100	2000	2,141	242,230
FGR	492	55	2000	271	30,661
FOP	39	30	2000	12	1,357
FOP	202	30	2000	61	6,901
TOTALS	2,874			2,485	281,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,485	99.9552	131.94	327,871	2000	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2002 Heated Area: 2141 HX Base Yr 2002



55070 BIRCH CT, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		281,149
TOTAL MARKET OB/XF VALUE		56,315
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		387,464
SOH/AGL Deduction		173,690
ASSESSED VALUE		213,774
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,052
TOTAL JUST VALUE		387,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10535	REROOF	26,300	08/01/2023
B1326898	XFOB	34,413	02/01/2013
B14717	SWIM POOL	18,000	03/08/2005
B996238	NEW CONSTR	110,000	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1583/1464	9/04/2008	QC	Q	I	01	75,000
GRANTOR: DUREN SUSAN						
GRANTEE: DUREN DAVID W						
0704/1515	5/17/1994	WD	Q	V		16,000
GRANTOR: MCKENDREE HAROLD E						
GRANTEE: DUREN DAVID & SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W2 N1 W8 FOP=[YR=2000] W26 S1 E2 S8 E22 N8 E2 N1$ S1 W2 S8 W22 N8 W2 N1 W9 S1 W2 S8 W13 S31 FGR=[YR=2000] S22 E3 S2 E15 N2 E3 N22 W21$ E34 FOP=[YR=2000] S2 E9 N5 W7 S3 W2$ E2 N3 E7 S8 E17 N44$.

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	2,128.00	SF	4.00	4.00	100	2000	2000	3	77	6,554	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
3	1127	BRICK 8"	0	100	14	4	56.00	SF	11.00	11.00	100	2000	2000	3	93	573	
4	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	36	11,995	
5	0877	JACUZZI	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2005	2005	3	22	550	
6	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2005	2005	3	84	7,140	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
8	0462	ST/AL FNC	0	100	92	4	368.00	SF	10.00	10.00	100	2005	2005	3	36	1,325	
9	0463	FENCE GATE	0	100	0	0	4.00	UT	375.00	375.00	100	2005	2005	3	64	960	
10	1127	BRICK 8"	0	100	26	4	104.00	SF	11.00	11.00	100	2005	2005	3	96	1,098	

TOTAL OB/XF 33,540

LAND DESCRIPTION

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	000100	C	RES	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS

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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
11	0810	CONCRETE A	0	100	0	0	366.00	SF	6.50	6.50	100	2013	2013	3	93	2,212	
12	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2013	2013	3	68	20,563	

LAND DESCRIPTION

TOTAL OB/XF 22,775

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

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