LOT 26
WHITE OAKS SUB PB 5/230

ROSS ALEXANDER G
55024 BIRCH COURT
CALLAHAN, FL 32011

2025

12-2N-25-2350-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

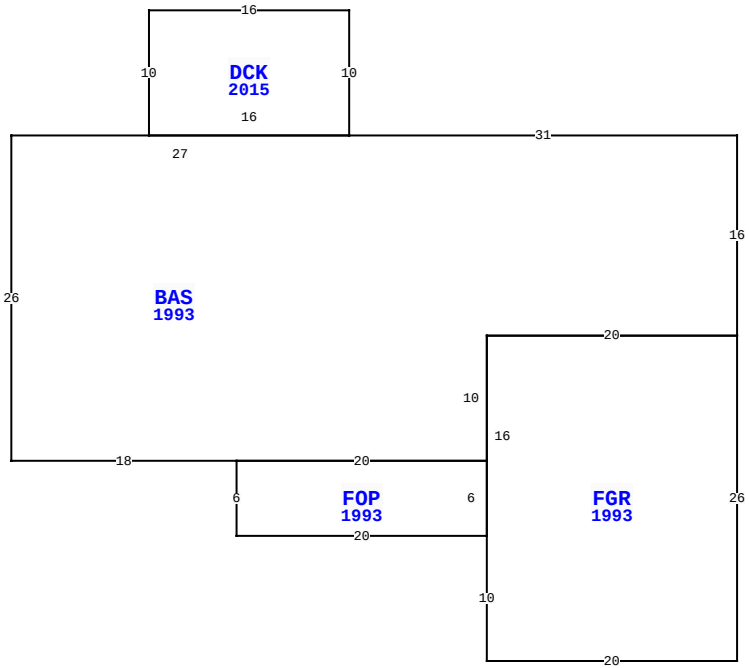
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,308	100	1993	1,308	145,987
DCK	160	10	2015	16	1,785
FGR	520	55	1993	286	31,921
FOP	120	30	1993	36	4,018
TOTALS	2,108			1,646	183,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,646	129.0300	129.03	212,383	1992	1997	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1308 HX Base Yr 2024



55024 BIRCH CT, CALLAHAN

BLD DATE		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		183,711
TOTAL MARKET OB/XF VALUE		3,261
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		236,972
SOH/AGL Deduction		6,579
ASSESSED VALUE		230,393
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,671
TOTAL JUST VALUE		236,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/1709	3/10/2020	SW	U	I	30	100
GRANTOR: ROSS OUTDOOR LLC						
GRANTEE: ROSS ALEXANDER G						
2316/0984	10/24/2019	CT	U	I	18	100,200
GRANTOR: CLERK OF COURT						
GRANTEE: ROSS OUTDOOR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 DCK=[YR=2015] N10 W16 S10 E16$ W27 S26 E18 FOP=[YR=1993] S6 E20 FGR=[YR=1993] S10 E20 N26 W20 S16$ N6 W20$ E20 N10 E20 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
1	0811	CONCRETE B	0	100	0	0	980.00	SF	5.20	5.20	100	1993	1993	3	64	3,261	

LAND DESCRIPTION

TOTAL OB/XF 3,261

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 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS