LOTS 378 378.5 381 THRU 396 &
LOTS 400 THRU 415
PT OR 762/519

RAU MARCUS D SR & DEBRA A
34023 BLUEBIRD PLACE
CALLAHAN, FL 32011

2025

14-1N-24-2180-0378-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

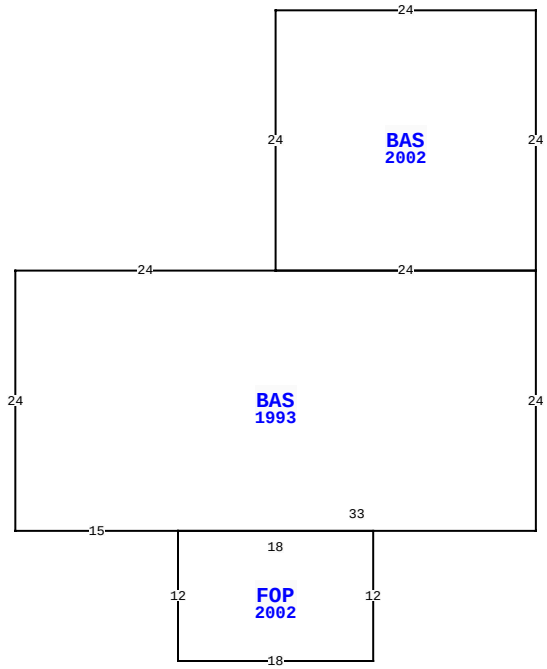
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	32,514
BAS	576	100	2002	576	16,257
FOP	216	30	2002	65	1,835
TOTALS	1,944			1,793	50,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,793	117.6000	94.08	168,645	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1728 HX Base Yr



34023 BLUEBIRD PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,606
TOTAL MARKET OB/XF VALUE		8,321
TOTAL LAND VALUE - MARKET		135,300
TOTAL MARKET VALUE		194,227
SOH/AGL Deduction		136,283
ASSESSED VALUE		57,944
TOTAL EXEMPTION VALUE	HX HB	32,944
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		194,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R024185	NEW CONSTR	2,000	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/0519	6/06/1996	WD	Q	I	06	100
GRANTOR: ARMSTRONG RICKEY H						
GRANTEE: RAU MARCUS SR & DEB						
0452/0430	2/22/1985	WD	U	V	15	9,000
GRANTOR: SCARBROUGH CHARLES SR						
GRANTEE: RAU MARCUS D SR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S24 BAS=[YR=1993] W24 S24 E15
FOP=[YR=2002] S12 E18 N12 W18 $ E33 N24 W24 $ E24 N24 $.

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	558.00	SF	5.20	5.20	100	2002	2002	3	80	2,321	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2025		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,321

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	OR	0.00	0.00	4.51	AC		1.00	1.00	1.00	30,000.00	30,000.00	135,300							

REVIEW DATE 06/17/2025 BY WWA Total Acres: 4.51 Total Land Value: 135,300 Market: 0 Agricultural: 0 Common: 135,300 PRINTED 07/30/2025 BY SYS