BLOCK 1 PT OF LOTS 6 & 7
IN OR 696/1721 & OR 2516/1874
SEC 19-1N-25

BURGESS ROBERT J & BRENDA G
43061 PARTRIDGE TRAIL
CALLAHAN, FL 32011

2025

24-1N-24-0750-0001-0061

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

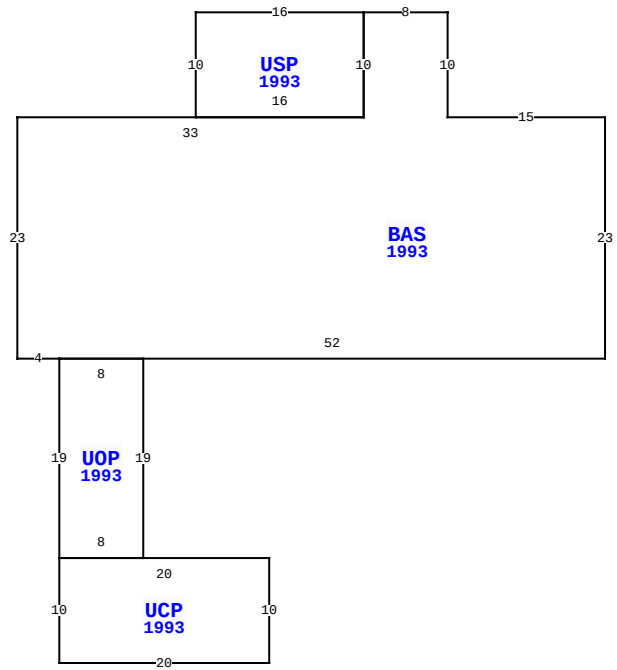
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,368	100	1993	1,368	40,252
UCP	200	20	1993	40	1,177
UOP	152	25	1993	38	1,118
USP	160	50	1993	80	2,354
TOTALS	1,880			1,526	44,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,526	122.6000	98.08	149,670	1986	1986	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1368 HX Base Yr



43061 PARTRIDGE TRL, CALLAHAN

BLD DATE	10/10/2013 KK	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		44,901
TOTAL MARKET OB/XF VALUE		16,302
TOTAL LAND VALUE - MARKET		134,355
TOTAL MARKET VALUE		195,558
SOH/AGL Deduction		100,476
ASSESSED VALUE		95,082
TOTAL EXEMPTION VALUE	HX HB SL	95,082
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		195,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24020	ADDITION	4,639	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2516/1874	6/08/2020	WD	U	V	11	100
GRANTOR: BURGESS TIMOTHY & CAR						
GRANTEE: BURGESS ROBERT J &						
2367/981	6/08/2020	WD	U	I	11	100
GRANTOR: BURGESS TIMOTHY & CAR						
GRANTEE: BURGESS ROBERT J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N10 W8 USP=[YR=1993] W16 S10 E16N10$ S10 W33 S23 E4 UOP=[YR=1993] S19 UCP=[YR=1993] S10 E20 N10 W20$ E8 N19 W8$ E52 N23$.

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	0350	CARPORT WD	0	100	18	20	360.00	SF	8.58	8.58	100	1990	1990	3	20	618	
2	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	1990	1990	3	20	1,680	
3	1242	WD DECK A	0	100	10	6	60.00	SF	10.00	10.00	100	2005	2005	3	22	132	
4	0681	POLE SHED	0	100	18	8	144.00	SF	15.00	15.00	100	1995	1995	3	20	432	
5	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	1993	1993	3	20	1,440	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,302

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	0005	OR	0.00	0.00	5.17	AC		1.00	1.00	1.00	19,500.00	19,500.00	100,815							
2	000100	C	RES	100		OR	0.00	0.00	1.72	AC		1.00	1.00	1.00	19,500.00	19,500.00	33,540							

REVIEW DATE 04/21/2022 BY TWA Total Acres: 6.89 Total Land Value: 134,355 Market: 0 Agricultural: 0 Common: 134,355 PRINTED 07/30/2025 BY SYS