BLOCK 2 PT OF LOT 9
IN OR 905/1728 (EX OR 915/1151
& OR 1062/820)

ROUNTREE JOEY K & KATHY D
43047 ROUNTREE LANE
CALLAHAN, FL 32011

**2025**

**24-1N-24-0750-0002-0092**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 13 | LVT/LAMNT 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

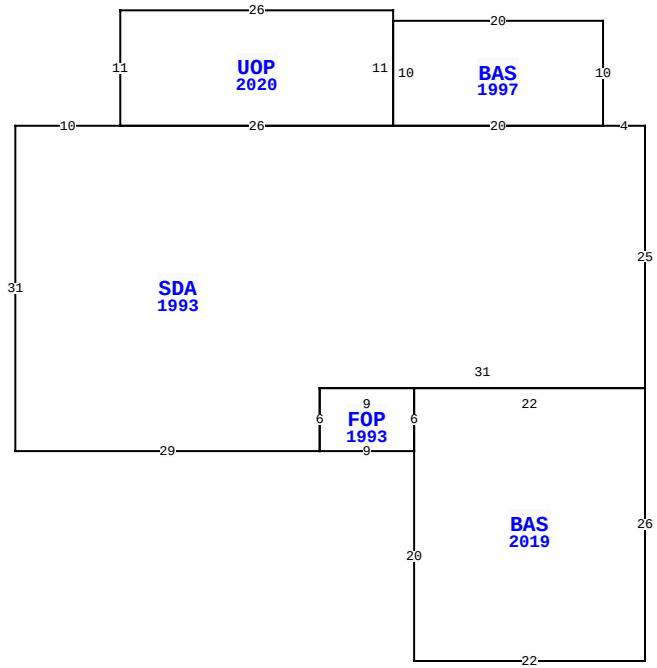
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 200 | 100 | 1997 | 200 | 17,168 |
| BAS | 572 | 100 | 2019 | 572 | 49,102 |
| FOP | 54 | 30 | 1993 | 16 | 1,373 |
| SDA | 1,674 | 110 | 1993 | 1,841 | 158,035 |
| UOP | 286 | 20 | 2020 | 57 | 4,893 |
| TOTALS | 2,786 | | | 2,686 | 230,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,686 | 100.3968 | 100.40 | 269,674 | 1987 | 1995 | 0 | 0 | 0 | 14.50 | 85.50 |

1 SINGLE FAM – 100% - 2000 Heated Area: 2613 HX Base Yr 2000




43047 ROUNTREE LN, 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 | | 230,571 |
| TOTAL MARKET OB/XF VALUE | | 9,793 |
| TOTAL LAND VALUE - MARKET | | 82,600 |
| TOTAL MARKET VALUE | | 322,964 |
| SOH/AGL Deduction | | 146,757 |
| ASSESSED VALUE | | 176,207 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 125,485 |
| TOTAL JUST VALUE | | 322,964 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 301,252 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20002755 | CARPORT | 13,282 | 03/27/2020 |
| 19009438 | REMODEL | 38,708 | 09/06/2019 |
| MH992919 | MH MOVE-ON | 0 | 11/01/1999 |
| 8960 | MH MOVE-ON | 25,000 | 07/02/1992 |
| 8960 | MH MOVE-ON | 25,000 | 06/02/1992 |
| 3790 | NEW CONSTR | 43,500 | 12/30/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0905/1728 | 10/29/1999 | WD | U | I | 07 | 100 |
| GRANTOR: ROUNTREE KENNETH F & | | | | | | |
| GRANTEE: ROUNTREE JOEY K & K | | | | | | |
| 0899/0400 | 9/10/1999 | WD | Q | I | 01 | 100,100 |
| GRANTOR: ROUNTREE KENNETH F & | | | | | | |
| GRANTEE: ROUNTREE JOEY & KAT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

SDA=[YR=1993;ORIG=0,0] W4 W20 W26 W10 S31 E29 N6 E31 N25 $
BAS=[YR=2019;ORIG=-22,31] S20 E22 N26 W22 S6 $
BAS=[YR=1997;ORIG=-4,0] N10 W20 S10 E20 $
FOP=[YR=1993;ORIG=-31,31] E9 N6 W9 S6 $
UOP=[YR=2020;ORIG=-50,-11] E26 S11 W26 N11 $
.

## 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 | 560.00 | SF | 5.20 | 5.20 | 100 | 1989 | 1989 | 3 | 54.5 | 1,587 | |
| 2 | 0351 | CARPORT MT | 0 | 100 | 24 | 20 | 480.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2017 | 3 | 74 | 3,552 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 272.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 1,291 | |
| 4 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 660.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 3,363 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,793

| 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 | 2.36 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 82,600 | | | | | | | |

REVIEW DATE 07/08/2024 BY WWA Total Acres: 2.36 Total Land Value: 82,600 Market: 0 Agricultural: 0 Common: 82,600 PRINTED 07/30/2025 BY SYS