PT SECS 28, 33-3N-25E
IN OR 2731/1279
(EX PT IN OR 1669/390)

BURNS ANDREW & TAMMY LIVING TRUST/BURNS ANDREW LAM
46477 SAULS RD
CALLAHAN, FL 32011

2025

28-3N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	10/31/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,440
TOTAL LAND VALUE - MARKET	409,530
TOTAL MARKET VALUE	42,639
SOH/AGL Deduction	0
ASSESSED VALUE	42,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,639
TOTAL JUST VALUE	422,970
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2731/1279	8/14/2024	WD	U	I	11	100
GRANTOR: BURNS ANDREW L & TAMM						
GRANTEE: BURNS ANDREW & TAMM						
1470/1223	1/10/2007	WD	U	V	07	100
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: BURNS ANDREW L						

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
1	0680	POLE SHED	0	0	60	35	2,100.00	SF	10.00	10.00	100	2024	2012		64	13,440	

LAND DESCRIPTION

TOTAL OB/XF 13,440

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	40.79	AC		1.00	1.00	1.00	525.00	525.00	21,415							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.93	AC		1.00	1.00	1.00	390.00	390.00	2,703							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	26.74	AC		1.00	1.00	1.00	190.00	190.00	5,081							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	74.46	AC		1.00	1.00	1.00	5,500.00	5,500.00	409,530							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 74.46 Total Land Value: 29,199 Market: 409,530 Agricultural: 29,199 Common: 0 PRINTED 07/30/2025 BY SYS