LOT 4
IN OR 2134/1339
RIVER ROAD ESTATES #2 PB 6/211

MIXSON GARRETT AUSTIN & GRETCHEN BRIANA
25055 BIRDSONG LN
CALLAHAN, FL 32011

2025

30-2N-24-1831-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

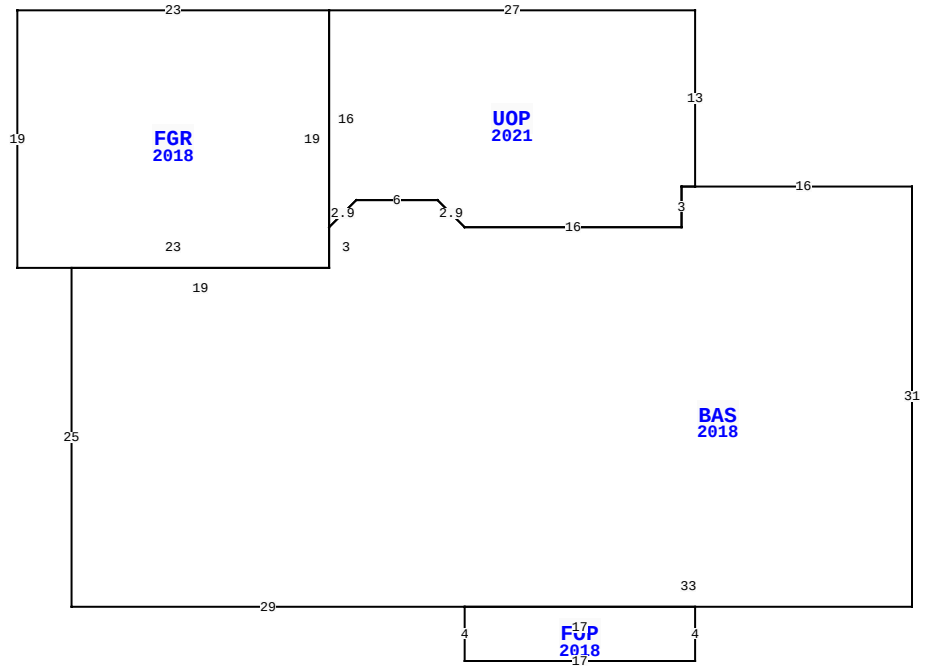
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100	2018	1,746	296,549
FGR	437	55	2018	240	40,763
FOP	68	30	2018	20	3,397
UOP	413	20	2021	83	14,098
TOTALS	2,664			2,089	354,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,089	110.2500	174.20	363,904	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 1746 HX Base Yr 2019



25055 BIRDSONG LN, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0351	CARPORT MT	0	100	40	26	1,040.00	SF	10.00	10.00	100	2021	2021	3	90	9,360	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2021	2021	3	93	13,020	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		354,806
TOTAL MARKET OB/XF VALUE		25,810
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		450,616
SOH/AGL Deduction		193,268
ASSESSED VALUE		257,348
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,626
TOTAL JUST VALUE		450,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009612	CO ISSUED	0	09/20/2018
17008189	NEW CONSTR	229,825	12/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/1339	7/19/2017	WD	Q	V	01	30,000
GRANTOR: WILLIAMS JAMES L & KA						
GRANTEE: MIXSON GARRETT AUST						
0978/0904	3/30/2001	WD	Q	V		24,000
GRANTOR: TANNER DONALD GENE &						
GRANTEE: WILLIAMS JAMES L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 UOP=[YR=2021] N13 W27 FGR=[YR=2018] W23 S19 E23 N19$ S16 U2 R2 E6 D2 R2 E16 N3 E1$ W1 S3 W16 U2 L2 W6 D2 L2 S3 W19 S25 E29 FOP=[YR=2018] S4 E17 N4 W17$ E33 N31$.

LAND DESCRIPTION

TOTAL OB/XF 25,810

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS