LOT 5
IN OR 2158/1777
RIVER ROAD ESTATES #2 PB 6/211

YOUNG OLIVIA & MICHAEL
25101 BIRDSONG LN
CALLAHAN, FL 32011

2025

30-2N-24-1831-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

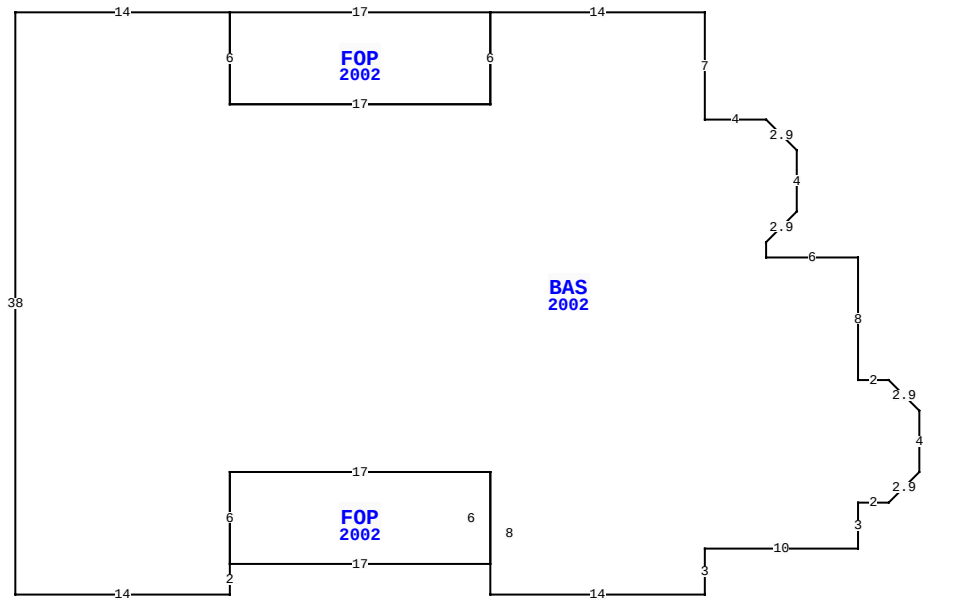
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2002	1,738	261,668
FOP	102	30	2002	31	4,667
FOP	102	30	2002	31	4,667
TOTALS	1,942			1,800	271,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,800	106.4700	168.22	302,796	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2018 Heated Area: 1738 HX Base Yr 2018



25101 BIRDSONG 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		287,537
TOTAL MARKET OB/XF VALUE		3,706
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		361,243
SOH/AGL Deduction		147,201
ASSESSED VALUE		214,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,320
TOTAL JUST VALUE		361,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029688	NEW CONSTR	115,428	05/01/2002
R024122	NEW CONSTR	1,800	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2158/1777	11/20/2017	WD	Q	I	02	235,000
GRANTOR: GRAJEDA JACOB & REBEC						
GRANTEE: YOUNG OLIVIA & MICH						
1886/1098	10/25/2013	WD	Q	I	02	170,000
GRANTOR: TURNER SANDRA H & RIC						
GRANTEE: GRAJEDA JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 FOP=[YR=2002] W17 S6 E17 N6$ S6 W17 N6 W14 S38 E14 N2 FOP=[YR=2002] E17 N6 W17 S6$ N6 E17 S8 E14 N3 E10 N3 E2 U2 R2 N4 L2 U2 W2 N8 W6 N1 R2 U2 N4 L2 U2 W4 N7$.

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	0812	CONCRETE C	0	100	0	0	1,158.00	SF	4.00	4.00	100	2002	2002	3	80	3,706	

LAND DESCRIPTION

TOTAL OB/XF 3,706

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

LOT 5
IN OR 2158/1777
RIVER ROAD ESTATES #2 PB 6/211

YOUNG OLIVIA & MICHAEL
25101 BIRDSONG LN
CALLAHAN, FL 32011

2025

30-2N-24-1831-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

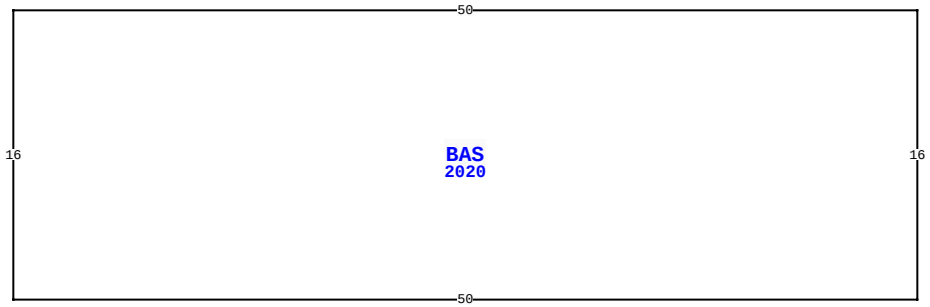
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2020	800	16,535
TOTALS	800			800	16,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	58.1900	21.53	17,224	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2018 Heated Area: 800 HX Base Yr 2018



25101 BIRDSONG 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		287,537
TOTAL MARKET OB/XF VALUE		3,706
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		361,243
SOH/AGL Deduction		147,201
ASSESSED VALUE		214,042
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		163,320
TOTAL JUST VALUE		361,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1777	11/20/2017	WD	Q	I	02	235,000
GRANTOR: GRAJEDA JACOB & REBEC						
GRANTEE: YOUNG OLIVIA & MICH						
1886/1098	10/25/2013	WD	Q	I	02	170,000
GRANTOR: TURNER SANDRA H & RIC						
GRANTEE: GRAJEDA JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S16 E50 N16$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/20/2020 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS