LOT 6
RIVER ROAD ESTATES #2 PB 6/211

ESPOSITO JAMES & LISA
25112 BRIDSONG LN
CALLAHAN, FL 32011

2025

30-2N-24-1831-0006-0000

BUILDING CHARACTERISTICS

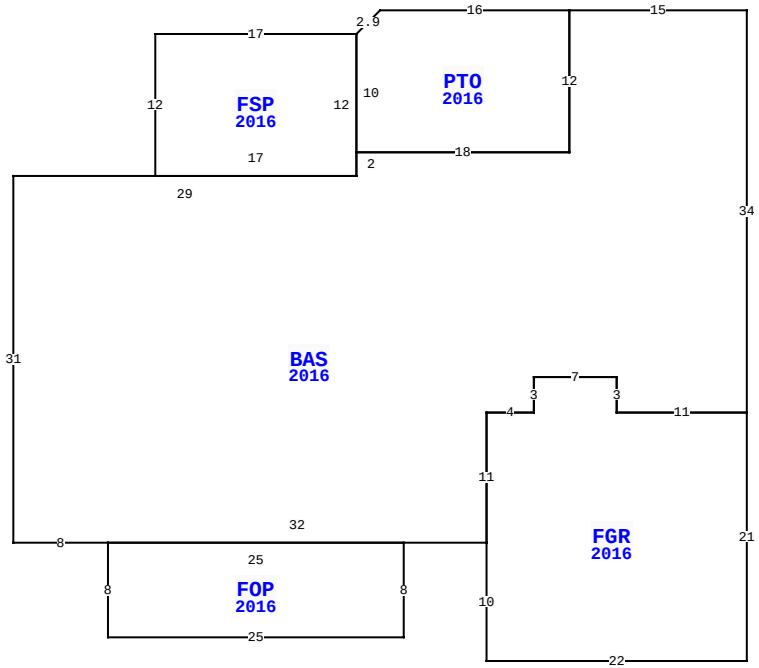
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,905	100	2016	1,905	322,367
FGR	483	55	2016	266	45,013
FOP	200	30	2016	60	10,153
FSP	204	40	2016	82	13,876
PTO	214	5	2016	11	1,861
TOTALS	3,006			2,324	393,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,324	111.0438	175.45	407,746	2016	2016	0	0	0	3.55	96.45

1 SFR CUST – 0% - 2024 Heated Area: 1905 HX Base Yr



25112 BIRDSONG LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	393,271
TOTAL MARKET OB/XF VALUE	6,670
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	469,941
SOH/AGL Deduction	0
ASSESSED VALUE	469,941
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,941
TOTAL JUST VALUE	469,941
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	442,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002814	XFOB	16,228	03/31/2020
B1632290	CO ISSUED	0	11/14/2016
B1632290	NEW CONSTR	245,424	05/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/1171	4/06/2023	WD	Q	I	01	470,000
GRANTOR: TALLMAN MICHAEL R & Y						
GRANTEE: ESPOSITO JAMES & LI						
1259/1230	9/16/2004	WD	Q	V		25,000
GRANTOR: TANNER DONALD GENE &						
GRANTEE: TALLMAN MICHAEL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] W16 D2 L2 FSP=[YR=2016] W17 S12 E17 N12$ S10 E18 N12$ S12 W18 S2 W29 S31 E8 FOP=[YR=2016] S8 E25 N8 W25$ E32 FGR=[YR=2016] S10 E22 N21 W11 N3 W7 S3 W4 S11$ N11 E4 N3 E7 S3 E11 N34$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0811	CONCRETE B	0	0	0	0	663.00	SF	5.20	5.20	100	2016	2016	3	95	3,275	

LAND DESCRIPTION

TOTAL OB/XF 6,670

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	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 10/22/2020 BY TWX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS