PT OF LOT 2 (S-1)
IN OR 2318/119
HIGGINBOTHAM ESTATES PB 5/125

BURKHART CHRISTIAN A & TRINITY
44575 KEME ROAD NORTH
CALLAHAN, FL 32011

2025

33-2N-25-0740-0002-0010

BUILDING CHARACTERISTICS

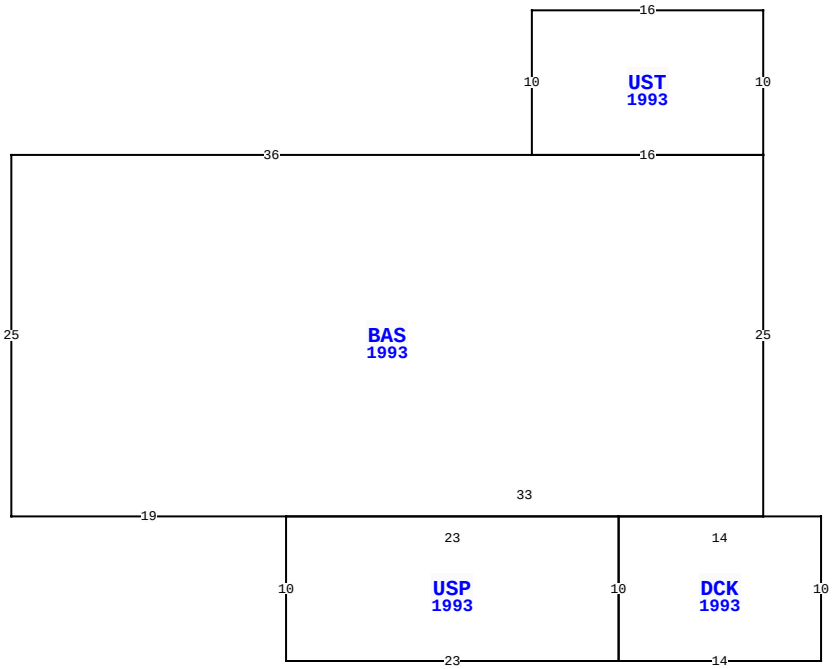
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	71,569
DCK	140	15	1993	21	1,156
USP	230	50	1993	115	6,331
UST	160	55	1993	88	4,845
TOTALS	1,830			1,524	83,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,524	127.4400	101.95	155,372	1985	2005	0	0	0	46.00	54.00

1 M/H 93- – 100% - 2020 Heated Area: 1300 HX Base Yr 2020



BLD DATE	10/08/2008 JW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

44575 KEME RD, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		112,177
TOTAL MARKET OB/XF VALUE		3,570
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		185,747
SOH/AGL Deduction		38,377
ASSESSED VALUE		147,370
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,648
TOTAL JUST VALUE		185,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008139	GARAGE	53,331	06/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0119	11/08/2019	WD	Q	I	02	134,000
GRANTOR: BLITCHINGTON PENNY C						
GRANTEE: BURKHART CHRISTIAN						
0948/0079	9/05/2000	WD	U	I	10	48,000
GRANTOR: ROSENBERRY KIMBERLY H						
GRANTEE: BLITCHINGTON HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] N10 W16 S10 BAS=[YR=1993] W36 S25 E19
USP=[YR=1993] S10 E23 DCK=[YR=1993] E14 N10 W14 S10$ N10 W23$ E33 N25 W16$ E16$.

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	0940	SHEDS/PORT	0	100	10	22	220.00	SF	20.10	20.10	100	1985	1985	3	20	884	
2	0811	CONCRETE B	0	100	24	24	480.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,236	
3	1242	WD DECK A	0	100	0	0	210.00	SF	10.00	10.00	100	1990	1990	3	20	420	
4	0803	ASPHALT C	0	100	92	14	1,288.00	SF	1.60	1.60	100	1993	1993	3	50	1,030	

LAND DESCRIPTION

TOTAL OB/XF 3,570

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

REVIEW DATE 10/14/2021 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

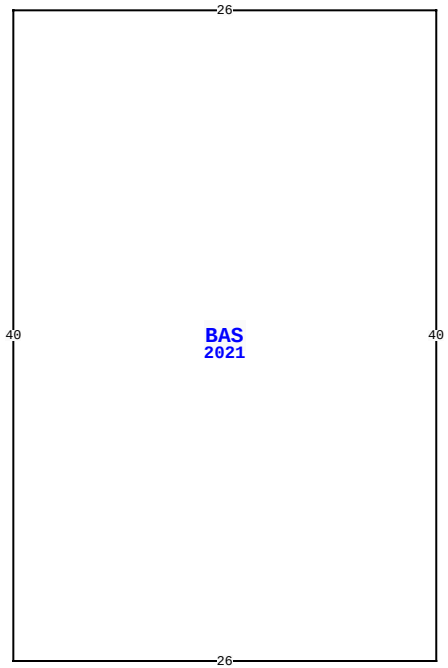
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2021	1,040	28,276
TOTALS	1,040			1,040	28,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	75.7620	28.03	29,151	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 1040 HX Base Yr 2020



44575 KEME RD, CALLAHAN

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GRANTOR: ROSENBERRY KIMBERLY H						
GRANTEE: BLITCHINGTON HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 S40 E26 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS