PT NE1/4 OF SEC 34-3N-25E IN
OR 2782/1140 (EX R/W IN
OR 621/805 & EX PT IN

BURCH ROBERT R L/E/
46336 MIDDLE RD
CALLAHAN, FL 32011

2025

34-3N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

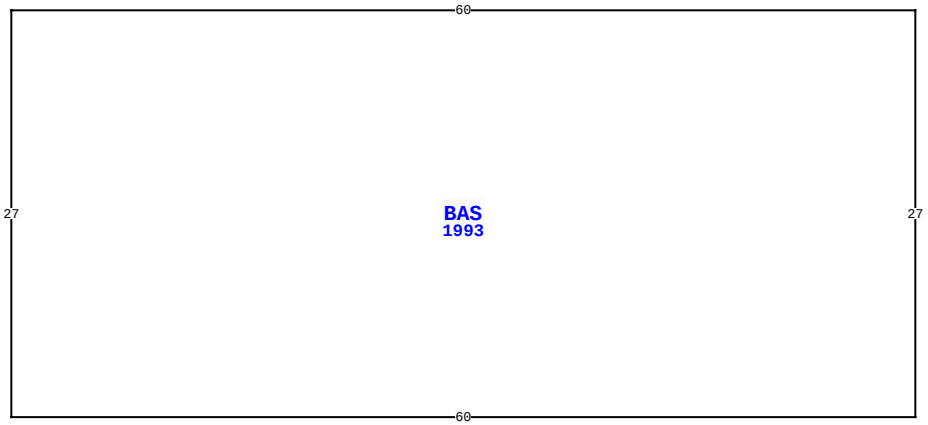
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	45,567
TOTALS	1,620			1,620	45,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	117.2000	93.76	151,891	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1980 Heated Area: 1620 HX Base Yr 1980



46336 MIDDLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,567
TOTAL MARKET OB/XF VALUE		3,659
TOTAL LAND VALUE - MARKET		85,400
TOTAL MARKET VALUE		134,626
SOH/AGL Deduction		70,717
ASSESSED VALUE		63,909
TOTAL EXEMPTION VALUE	HX HB WR	43,909
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		134,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1140	4/21/2025	LE	U	I	11	100
GRANTOR: BURCH ROBERT R						
GRANTEE: BURCH ROBERT M						
0297/0567	8/14/1979	WD	Q	I		23,000
GRANTOR: WEIR DIANNE GAYLE & R						
GRANTEE: BURCH ROBERT R & LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27$.

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	12	16	192.00	SF	20.10	20.10	100	1960	1960	3	20	772	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1988	1988	3	20	128	
3	0751	UOP	0	100	8	18	144.00	SF	10.00	10.00	100	2000	2000	3	27	389	
4	0752	USP	0	100	21	10	210.00	SF	15.00	15.00	100	2005	2005	3	36	1,134	
5	0940	SHEDS/PORT	0	100	12	24	288.00	SF	19.50	19.50	100	2005	2005	3	22	1,236	

LAND DESCRIPTION

TOTAL OB/XF 3,659

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	2.44	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,400							

REVIEW DATE 05/22/2019 BY KBA Total Acres: 2.44 Total Land Value: 85,400 Market: 0 Agricultural: 0 Common: 85,400 PRINTED 07/30/2025 BY SYS