

PT NE1/4 OF SEC 34-3N-25E
IN OR 2261/1225
UTIL ESMT OR 2306/1440

BURCH ROBERT M/BARBEE LAUREN M
46360 MIDDLE RD
CALLAHAN, FL 32011

2025

34-3N-25-0000-0002-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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	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
BAS	2,072	100
FOP	84	30
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
2020	2,072	192,746
2020	25	2,326
TOTALS	2,156	2,097 195,071

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,097	115.2000	97.92	205,338	2020	2020	0	0	5.00	95.00	
1 M/H 94+ - 100% - 2021 Heated Area: 2072 HX Base Yr 2021												
46360 MIDDLE RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		215,257	
TOTAL MARKET OB/XF VALUE		12,000	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		272,257	
SOH/AGL Deduction		74,047	
ASSESSED VALUE		198,210	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		147,488	
TOTAL JUST VALUE		272,257	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,039	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010315	GARAGE	38,929	10/27/2020
19007329	CO ISSUED	0	04/08/2020
19005396	MH MOVE-ON	0	07/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2261/1225	3/13/2019	QC	U	V	11	100
GRANTOR: BURCH ROBERT M & LYND						
GRANTEE: BURCH ROBERT M & LA						

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
1	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020
2	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2020	2020

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2020] W30 S18 W15 S28 E15 S8 FOP=[YR=2020] S6 E14 N6 W14\$ E14 S2 E16 N56\$.												

LAND DESCRIPTION										TOTAL OB/XF												12,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000														

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