



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	1993	1,735	146,359
FGR	620	55	1993	341	28,765
FOP	128	30	1993	38	3,206
FOP	184	30	1993	55	4,640
FST	25	55	2005	14	1,181
STP	32	10	2005	3	253

TOTALS	2,724			2,186	184,404
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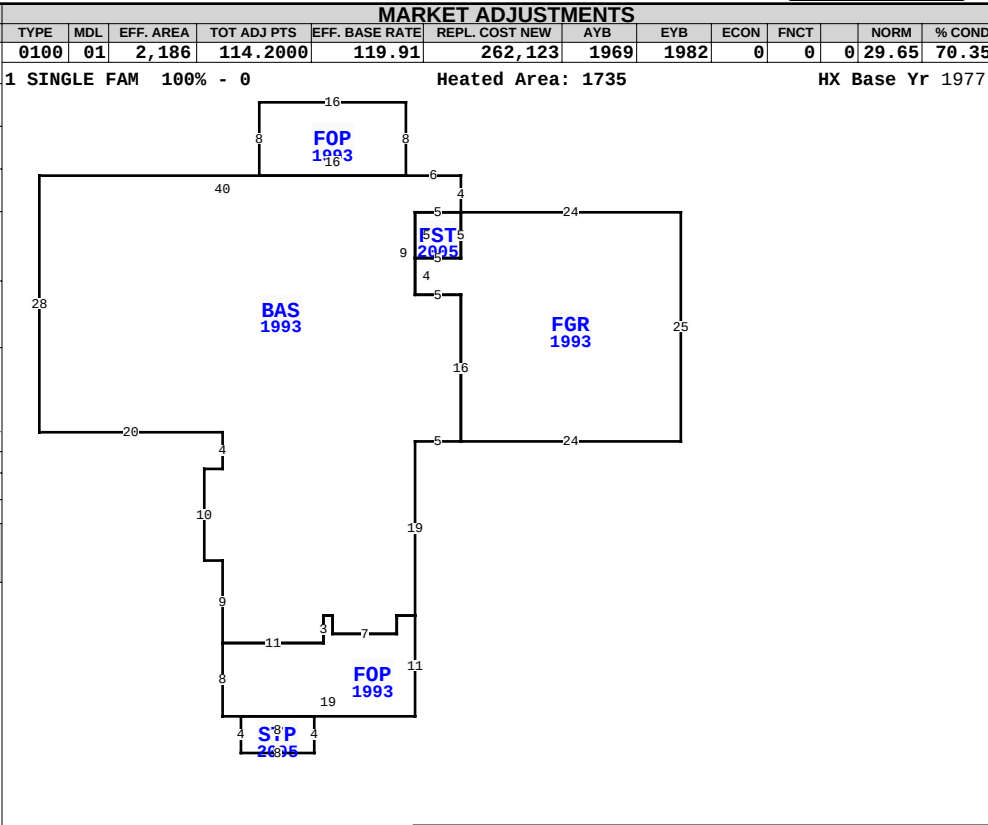
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
3	0681	POLE SHED	0	100	26	48	1,248.00	SF	15.00	15.00	100	1998	1998	3	24	4,493	
4	1242	WD DECK A	0	0	14	14	196.00	SF	10.00	10.00	100	1990	1990	3	20	392	
7	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	
8	0681	POLE SHED	0	100	48	26	1,248.00	SF	15.00	15.00	100	2000	2000	3	26	4,867	
9	0940	SHEDS/PORT	0	0	20	10	200.00	SF	18.30	18.30	100	1990	1990	3	20	732	
10	0300	BOAT DCK W	0	100	18	10	180.00	SF	40.00	40.00	100	2003	2003	3	29	2,088	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	43,800							
2	009530	C	POND	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	292,000							

REVIEW DATE	07/21/2025	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	02/26/2025

551359 BURNS RD, CALLAHAN	MLU	KBA
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TOTAL OB/XF 15,196

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	43,800							
2	009530	C	POND	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	292,000							

Total Acres: 24.00	Total Land Value: 53,700	Market: 292,000	Agricultural: 7,400	Common: 46,300
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NASSAU COUNTY PROPERTY PAGE 1 of 3 6

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		442,874
TOTAL MARKET OB/XF VALUE		15,196
TOTAL LAND VALUE - MARKET		338,300
TOTAL MARKET VALUE		511,770
SOH/AGL Deduction		155,421
ASSESSED VALUE		356,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,938
TOTAL JUST VALUE		796,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		844,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001146	MH MOVE-ON	0	11/15/2017
MH982224	MH MOVE-ON	0	05/01/1998
8041	MH MOVE-ON	9,000	02/01/1990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001146	MH MOVE-ON	0	11/15/2017
MH982224	MH MOVE-ON	0	05/01/1998
8041	MH MOVE-ON	9,000	02/01/1990

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W6 FOP=[YR=1993] N8 W16 S8 E16\$ W40 S28 E20 S4 W2 S10 E2 S9 FOP=[YR=1993] S8 E2 STP=[YR=2005] S4 E8 N4 W8\$ E19 N11 W2 S2 W7 N2 W1 S3 W11\$ E11 N3 S1 S2 E7 N2 E2 N19 E5 FGR=[YR=1993] E24 N25 W24 FST=[YR=2005] W5 S5 E5 N5\$ S5 W5 S4 E5 S16\$ N16 W5 N9 E5 N4\$.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	02/26/2025

SCHEIDER LEWIS H & BETTY M
551359 BURNS ROAD
CALLAHAN, FL 32011

02-2N-25-0000-0007-0000

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