PT FRANCIS STERLING GRANT
SEC 41-2N-25E, PT GOVT LOT 4
OF SEC 2-2N-25E & PT OF GOVT

LLOYD LINDA & JOHN DAVID
551303 BURNS RD
CALLAHAN, FL 32011

2026

02-2N-25-0000-0007-0010

NASSAU COUNTY PROPERTY

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	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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

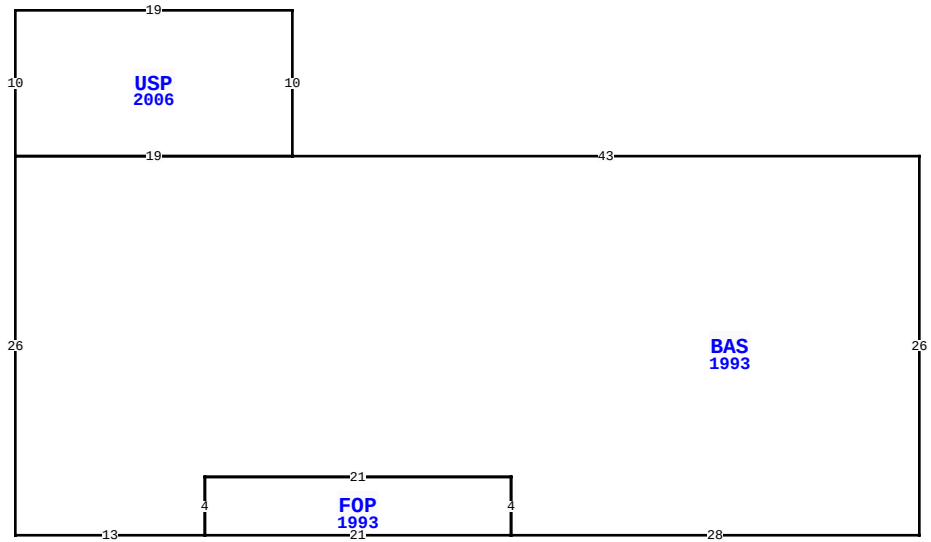
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	1993	1,528	215,728
FOP	84	30	1993	25	3,530
USP	190	30	2006	57	8,048
TOTALS	1,802			1,610	227,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,610	114.4440	159.08	256,119	1992	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2024 Heated Area: 1528 HX Base Yr 2024



551303 BURNS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		238,106
TOTAL MARKET OB/XF VALUE		9,166
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		359,272
SOH/AGL Deduction		112,883
ASSESSED VALUE		246,389
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,978
TOTAL JUST VALUE		359,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,508

EYB ADJSTD FOR REMODELING: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8102	NEW CONSTR	62,411	05/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2630/596	4/05/2023	WD	Q	I	01	415,000
GRANTOR: BURCH JOSHUA & MABRY						
GRANTEE: LLOYD LINDA & JOHN						
2013/0881	11/06/2015	WD	U	I	30	130,000
GRANTOR: BURCH RONALD TROY						
GRANTEE: BURCH JOSHUA & MABR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 USP=[YR=2006] N10 W19 S10 E19$ W19 S26 E13
FOP=[YR=1993] E21 N4 W21 S4$ N4 E21 S4 E28 N26$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1995	1995	3	20	1,152	
3	0200	BARN WD 0-	0	100	42	24	1,008.00	SF	20.00	20.00	100	1998	1998	3	24	4,838	
4	0350	CARPORT WD	0	100	17	18	306.00	SF	13.00	13.00	100	2002	2002	3	20	796	

LAND DESCRIPTION

TOTAL OB/XF 9,166

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	0005	OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	40,000.00	40,000.00	112,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.80 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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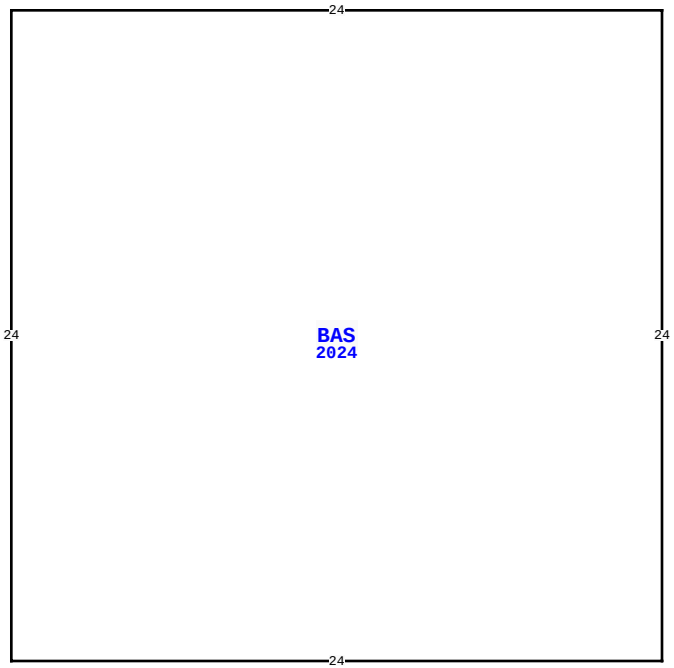
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
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	576	100	2024	576	10,800
TOTALS	576			576	10,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	63.2500	24.67	14,210	2002	2008	0	0	0	24.00	76.00

2 GARAGE RES 100% - 2024 Heated Area: 576 HX Base Yr 2024



551303 BURNS RD, CALLAHAN

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2013/0881	11/06/2015	WD	U	I	30	130,000
GRANTOR: BURCH RONALD TROY						
GRANTEE: BURCH JOSHUA & MABR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=56,10] E24 S24 W24 N24 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.80 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS