

PARCEL 1 OF SEC 11 EX 1-2 1-3
PARCEL 2-2 OF SEC 41
IN OR 2712/142

BURNS ROBERT E JR/BURNS ROBERT E III ET AL
551227 BURNS ROAD
CALLAHAN, FL 32011

2026

11-2N-25-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	0100	SINGLE FAMILY

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	1,380	100	1993	1,380	75,828
FCP	440	25	2005	110	6,044
FEP	222	80	1993	178	9,781
FOP	42	30	2005	13	715
UST	252	45	1993	113	6,209
UST	200	45	2005	90	4,945

TOTALS	2,536			1,884	103,522
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EXTRA FEATURES					
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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	0351	CARPORT MT	0	0	32	20	640.00	SF	7.50	7.50	100	1980	1980	3	20	960	
2	0200	BARN WD 0-	0	0	32	27	864.00	SF	15.00	15.00	100	1980	1980	3	20	2,592	
3	0351	CARPORT MT	0	0	38	28	1,064.00	SF	7.50	7.50	100	1990	1990	3	20	1,596	
4	0351	CARPORT MT	0	0	44	15	660.00	SF	7.50	7.50	100	1980	1980	3	20	990	
5	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	
7	0300	BOAT DCK W	0	0	0	0	160.00	SF	40.00	40.00	100	2000	2000	3	26	1,664	

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
1	000100	C	RES	0	0005	OR	0.00	0.00	10.65	AC		1.00	1.00	1.00	20,000.00	20,000.00	213,000

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,884	87.2200	91.58	172,537	1955	1960		0	0	0 40.00	60.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1380 HX Base Yr													

551227 BURNS RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
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TOTAL OB/XF													
8,642													

TOTAL OB/XF																	
8,642																	

Total Acres: 10.65	Total Land Value: 213,000	Market: 0	Agricultural: 0	Common: 213,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		103,522	
TOTAL MARKET OB/XF VALUE		8,642	
TOTAL LAND VALUE - MARKET		213,000	
TOTAL MARKET VALUE		325,164	
SOH/AGL Deduction		0	
ASSESSED VALUE		325,164	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		325,164	
TOTAL JUST VALUE		325,164	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		320,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2712/142	5/06/2024	WD	U	I	11	100	
GRANTOR: BURNS ROBERT E SR LVG							
GRANTEE: BURNS ROBERT E JR							
1539/0265	12/04/2007	WD	Q	I	01	100	
GRANTOR: BURNS R E SR							
GRANTEE: BURNS ROBERT E SR T							

BUILDING NOTES																	

BUILDING DIMENSIONS																	
UST=[YR=2005] W20 UST=[YR=1993] W21 S5 FOP=[YR=2005] W6 S7 BAS=[YR=1993] W42 S20 E16 FEP=[YR=1993] S6 E37 N6 W37 \$ E53 FCP=[YR=2005] E20 N22 W20 S22 \$ N20 W27 \$ E6 N7 \$ S7 E21 N12 \$ S10 E20 N10 \$.																	