LOT 5
IN OR 2158/1777
RIVER ROAD ESTATES #2 PB 6/211

YOUNG OLIVIA & MICHAEL
25101 BIRDSONG LN
CALLAHAN, FL 32011

2026

30-2N-24-1831-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

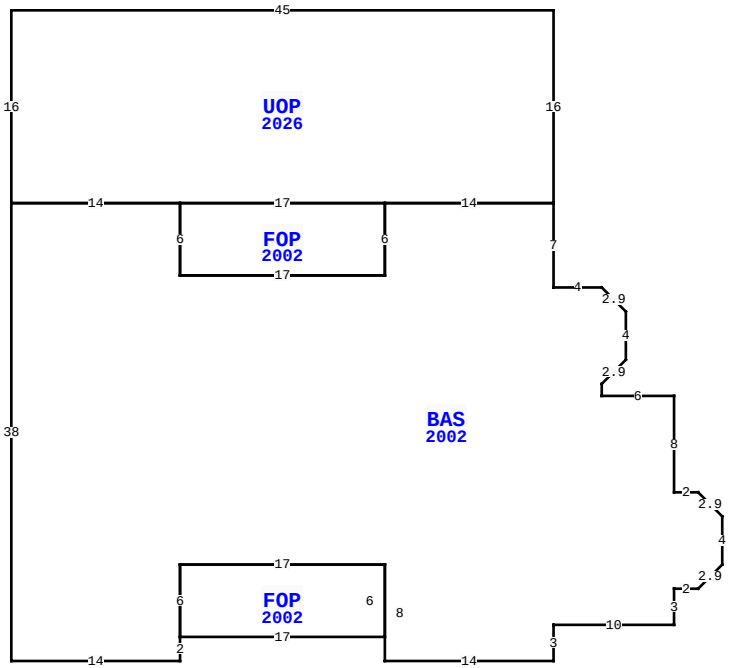
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2002	1,738	267,925
FOP	102	30	2002	31	4,779
FOP	102	30	2002	31	4,779
UOP	720	20	2026	144	22,198
TOTALS	2,662			1,944	299,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,944	104.3406	173.21	336,720	2002	2002	0	0	0	11.00	89.00

1 SFR CUST 100% - 2018 Heated Area: 1738 HX Base Yr 2018



25101 BIRDSONG LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		316,925
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		384,925
SOH/AGL Deduction		165,104
ASSESSED VALUE		219,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,410
TOTAL JUST VALUE		384,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029688	NEW CONSTR	115,428	05/01/2002
R024122	NEW CONSTR	1,800	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/1777	11/20/2017	WD	Q	I	02	235,000
GRANTOR: GRAJEDA JACOB & REBEC						
GRANTEE: YOUNG OLIVIA & MICH						
1886/1098	10/25/2013	WD	Q	I	02	170,000
GRANTOR: TURNER SANDRA H & RIC						
GRANTEE: GRAJEDA JACOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W14 S6 W17 N6 W14 S38 E14 N2 N6 E17 S8 E14 N3 E10 N3 E2 U2R2 N4 U2L2 W2 N8 W6 N1 U2R2 N4 U2L2 W4 N7 $
UOP=[YR=2026;ORIG=-45,0] E14 E17 E14 N16 W45 S16 $
FOP=[YR=2002;ORIG=-14,0] W17 S6 E17 N6 $
FOP=[YR=2002;ORIG=-31,36] E17 N6 W17 S6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0007	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS

LOT 5
IN OR 2158/1777
RIVER ROAD ESTATES #2 PB 6/211

YOUNG OLIVIA & MICHAEL
25101 BIRDSONG LN
CALLAHAN, FL 32011

2026

30-2N-24-1831-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

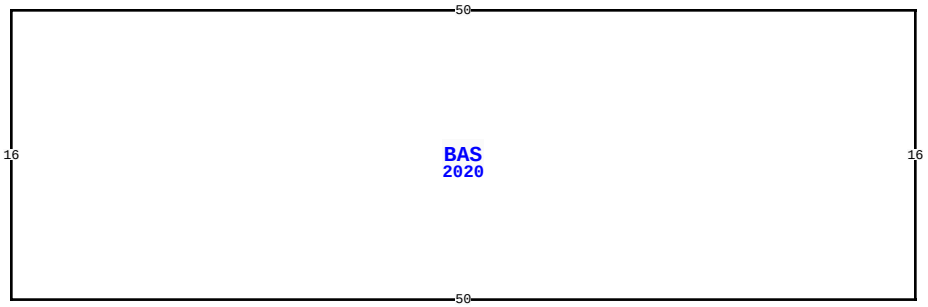
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2020	800	17,244
TOTALS	800			800	17,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	58.1900	22.69	18,152	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2018 Heated Area: 800 HX Base Yr 2018



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		316,925
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		384,925
SOH/AGL Deduction		165,104
ASSESSED VALUE		219,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		168,410
TOTAL JUST VALUE		384,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2158/1777	11/20/2017	WD	Q	I	02	235,000
GRANTOR: GRAJEDA JACOB & REBEC						
GRANTEE: YOUNG OLIVIA & MICH						
1886/1098	10/25/2013	WD	Q	I	02	170,000
GRANTOR: TURNER SANDRA H & RIC						
GRANTEE: GRAJEDA JACOB						

25101 BIRDSONG LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S16 E50 N16$.

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 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS