

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	08	SHT VINYL 70			
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,072	100	2020	2,072	199,787
FOP	84	30	2020	25	2,411
TOTALS	2,156			2,097	202,198

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	103.68	217,417	2020	2020	0	0	0	7.00	93.00
1 M/H 94+ 100% - 2021 Heated Area: 2072 HX Base Yr 2021												
46360 MIDDLE RD, CALLAHAN												
				BLD DATE					LGL DATE	05/08/2026		
				XF DATE					LAND DATE	MLU		
				INC DATE					AG DATE			

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										223,255		
TOTAL MARKET OB/XF VALUE										12,000		
TOTAL LAND VALUE - MARKET										50,000		
TOTAL MARKET VALUE										285,255		
SOH/AGL Deduction										81,693		
ASSESSED VALUE										203,562		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										152,151		
TOTAL JUST VALUE										285,255		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										272,257		

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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

TOTALS78078021,057

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

65000178072.105028.1221,934202120210004.0096.00

2 GARAGE RES 100% - 2021Heated Area: 780HX Base Yr 2021BAS
2021

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE223,255

TOTAL MARKET OB/XF VALUE12,000

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE285,255

SOH/GLD Deduction81,693

ASSESSED VALUE203,562

TOTAL EXEMPTION VALUE HX HB51,411

BASE TAXABLE VALUE152,151

TOTAL JUST VALUE285,255

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE272,257

SUBAREA MARKET VALUE

SALES DATA

OFF RECORD NumberDATE TYPE INSTQ U V I RSN CD SALE PRICE

2261/12253/13/2019QC U V 11100

GRANTOR:BURCH ROBERT M & LYND

GRANTEE:BURCH ROBERT M & LA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S26 E30 N26\$.