IN OR 2314/62
ESMT PT OR 1806/753

KINSEY ROBIN R REV TRUST/KINSEY ROBIN B TRUSTEE
57719 DUTCH TRAIL
CALLAHAN, FL 32011

2026

43-3N-25-0000-0001-0050

BUILDING CHARACTERISTICS

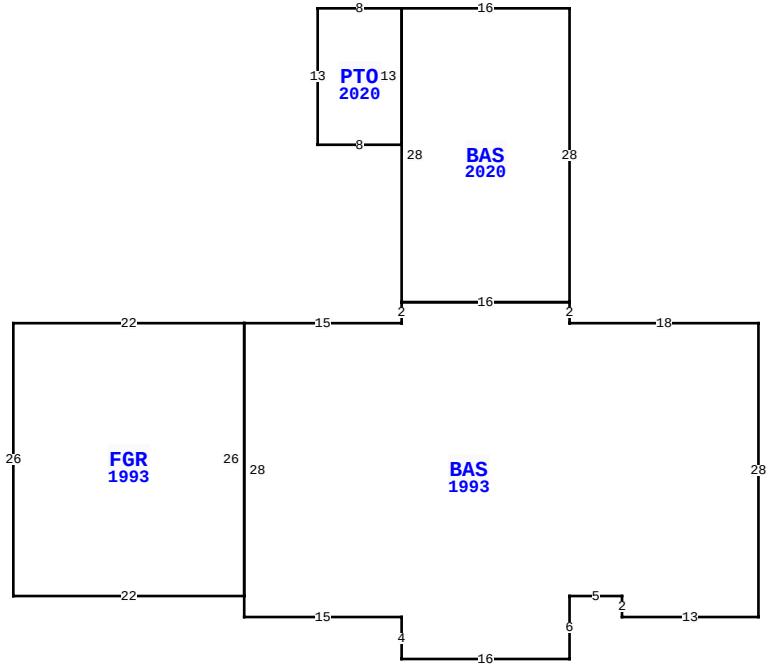
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100	1993	1,458	179,645
BAS	448	100	2020	448	55,200
FGR	572	55	1993	315	38,812
PTO	104	5	2020	5	616
TOTALS	2,582			2,226	274,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,226	105.8400	147.12	327,489	1989	1989	0	0	0	16.25	83.75

1 SNGL FAM 100% - 1990 Heated Area: 1906 HX Base Yr 1990



57719 DUTCH TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		274,272
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,442
SOH/AGL Deduction		179,724
ASSESSED VALUE		146,718
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,307
TOTAL JUST VALUE		326,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,812

GARAGE (33X44) IS ON PRCL 43-3N-25-0000-0001-0080

ALSO SEE ADJCNT PRC: 43-3N-25-0000-0001-0080(71.7

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011402	NEW CONSTR	375,339	11/18/2020
18009510	ADDITION	54,723	09/18/2018
R1313314	REPAIR/RRF	7,191	01/01/2013
3300	NEW CONSTR	875	11/23/1988
5323	NEW CONSTR	5,400	11/23/1988
5528	NEW CONSTR	300	11/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2314/0062	9/25/2019	WD	U	I	11	100
GRANTOR: BURCH ROBIN R & MITCH						
GRANTEE: ROBIN B KINSEY REVO						
0920/1706	2/22/2000	WD	Q	I	01	100
GRANTOR: BURCH LARRY S & ROBIN						
GRANTEE: BURCH ROBIN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N2 BAS=[YR=2020] N28 W16 PTO=[YR=2020] W8 S13 E8 N13$ S28 E16 $ W16 S2 W15 FGR=[YR=1993] W22 S26 E22 N26$ S28 E15 S4 E16 N6 E5 S2 E13 N28$.

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	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 02/06/2024 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS