NW1/4 OF NE1/4 & S1/2 OF NE1/4
PARCELS 2 & 2-3
IN OR 925/1319

STARLING DONNIE R & LYNDA L
33159 CONLEY ROAD
CALLAHAN, FL 32011

2023

20-1N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

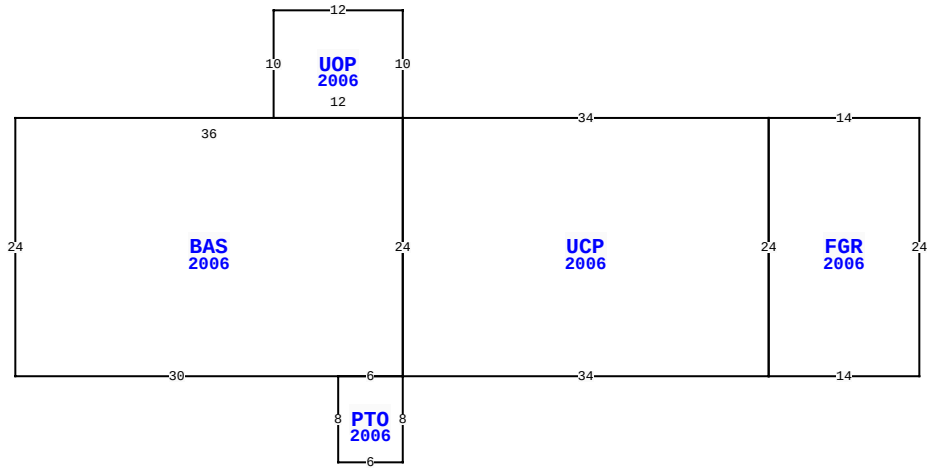
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	84,316
FGR	336	55	185	18,053
PTO	48	5	2	195
UCP	816	20	163	15,907
UOP	120	20	24	2,342
TOTALS	2,184		1,238	120,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,238	118.8260	107.24	132,763	2004	2004	0	0	0	9.00	91.00

1 SINGLE FAM – 100% - 2007 Heated Area: 864 HX Base Yr 2007



33159 CONLEY RD, CALLAHAN

BLD DATE	08/17/2007 0	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,918
TOTAL MARKET OB/XF VALUE		32,817
TOTAL LAND VALUE - MARKET		398,045
TOTAL MARKET VALUE		260,324
SOH/AGL Deduction		92,983
ASSESSED VALUE		167,341
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,341
TOTAL JUST VALUE		564,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002303	XFOB	0	03/01/2018
MH5057	MH MOVE-ON	0	04/01/2008
P13166	OTHER	0	04/01/2008
E20712	ELEC OTHER	0	04/01/2008
M13774	MECH OTHER	0	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/1319	3/24/2000	WD	Q	V		42,500
GRANTOR: BARROW ALMA M						
GRANTEE: STARLING DONNIE & L						
0583/0616	11/13/1989	WD	U	V		100
GRANTOR: BARROW MOLLIE						
GRANTEE: BARROW ALMA M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W14 UCP=[YR=2006] W34 UOP=[YR=2006] N10 W12 S10 E12$ BAS=[YR=2006] W36 S24 E30 PTO=[YR=2006] S8 E6 N8 W6$ E6 N24$ S24 E34 N24$ S24 E14 N24$.

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	0510	GARAGE WD-	0	100	24	14	336.00	SF	28.00	28.00	100	2000	2000	3	29	2,728	
2	0681	POLE SHED	0	0	36	24	864.00	SF	15.00	15.00	100	2000	2000	3	29	3,758	
3	0681	POLE SHED	0	0	14	10	140.00	SF	15.00	15.00	100	2003	2003	3	36	756	
4	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2004	2004	3	86	671	
5	0680	POLE SHED	0	100	24	10	240.00	SF	10.00	10.00	100	2004	2004	3	40	960	
6	0300	BOAT DCK W	0	100	15	15	225.00	SF	40.00	40.00	100	2005	2005	3	44	3,960	
7	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2007	2007	3	35	336	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000	
9	0680	POLE SHED	0	0	40	36	1,440.00	SF	10.00	10.00	100	2018	2018	3	90	12,960	
10	1242	WD DECK A	0	0	0	0	320.00	SF	2.50	2.50	100	2018	2018	3	86	688	

TOTAL OB/XF 32,817

LAND DESCRIPTION

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	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	59.01	AC		1.00	1.00	1.00	440.00	440.00	25,964							
3	005902	A	HARDWOOD SI	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	175.00	175.00	2,625							
4	009530	C	POND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	74.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	333,045							

REVIEW DATE 07/12/2018 BY TW Total Acres: 78.01 Total Land Value: 93,589 Market: 333,045 Agricultural: 28,589 Common: 65,000 PRINTED 08/02/2023 BY SYS

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Interior Floo	08	SHT VINYL 20
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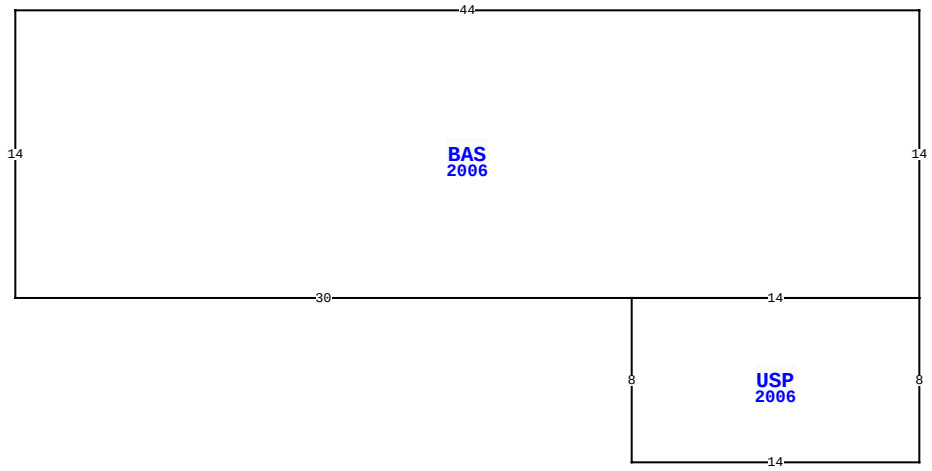
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100	616	12,012
USP	112	50	56	1,092
TOTALS	728		672	13,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	100.0000	65.00	43,680	1985	1985	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2007 Heated Area: 616 HX Base Yr 2007



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33159 CONLEY RD, CALLAHAN

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GRANTOR: BARROW MOLLIE						
GRANTEE: BARROW ALMA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W44 S14 E30 USP=[YR=2006] S8 E14 N8 W14$ E14 N14 $.

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 07/12/2018 BY TW Total Acres: 78.01 Total Land Value: 93,589 Market: 333,045 Agricultural: 28,589 Common: 65,000 PRINTED 08/02/2023 BY SYS