PT OF LOTS 62 63 & 64
IN OR 2280/1037
CORNWALL SURVEY PB 0/31

LEE FREDDIE R & JOYCE E
36040 VICTORY LN
CALLAHAN, FL 32011

2023

27-3N-24-2020-0062-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo		N/A 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

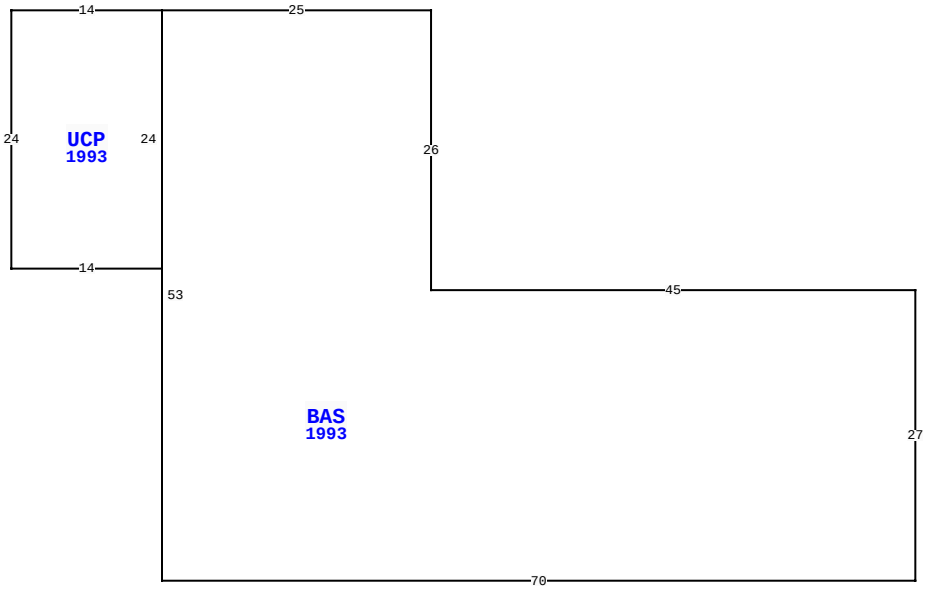
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2,540	19,411
UCP	336	20	67	512
TOTALS	2,876		2,607	19,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,607	42.3360	38.21	99,613	1976	1976	0	0	10	43.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 2540 HX Base Yr



36001 ALDERWOOD ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	19,923
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	201,000
TOTAL MARKET VALUE	56,403
SOH/AGL Deduction	8,191
ASSESSED VALUE	48,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,212
TOTAL JUST VALUE	220,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2280/1037	6/06/2019	WD	U	I	37	115,000
GRANTOR: PORTER MATTHEW B & CO						
GRANTEE: LEE FREDDIE R & JOY						
0583/0082	11/06/1989	WD	Q	I		88,000
GRANTOR: HAYKA JOHN C & N L						
GRANTEE: PORTER MB & CF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 N26 W25 UCP=[YR=1993] W14 S24 E14 N24 $
S53 E70 N27 $.

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005400	A	TIMBER 1 SI	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	720.00	720.00	6,480							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 05/06/2019 BY TW Total Acres: 10.00 Total Land Value: 36,480 Market: 171,000 Agricultural: 6,480 Common: 30,000 PRINTED 08/02/2023 BY SYS