PT LOT 3 & PT SE1/4 OF
SEC 32-2N-25E IN OR 2187/901
BEING PARCEL 2

STARLING TONY L
PO BOX 951
CALLAHAN, FL 32011-0223

2023

32-2N-25-7300-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 60
Interior Floo	03	CONC FINSH 40
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

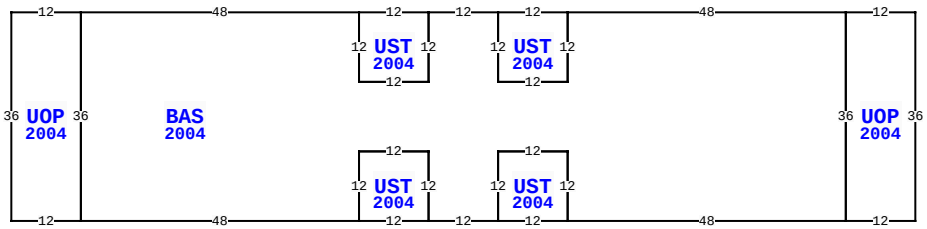
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,176	100	4,176	37,366
UOP	432	20	86	770
UOP	432	20	86	770
UST	144	45	65	582
UST	144	45	65	582
UST	144	45	65	582
UST	144	45	65	582
TOTALS	5,616		4,608	41,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	4,608	69.0580	16.57	76,355	2004	2004	0	0	0	46.00	54.00

1 BARNS – 0% - 2022 Heated Area: 4176 HX Base Yr 2022



44251 LAMAR AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/23/2014 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,510
TOTAL MARKET OB/XF VALUE		3,939
TOTAL LAND VALUE - MARKET		120,540
TOTAL MARKET VALUE		388,989
SOH/AGL Deduction		46,281
ASSESSED VALUE		342,708
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		292,708
TOTAL JUST VALUE		388,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011870	CO ISSUED	0	09/21/2021
20011870	NEW CONSTR	165,992	12/01/2020
B11898	GARAGE	120,000	11/01/2004
P014546	SWIM POOL	0	02/01/2001
MH5949	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/0901	4/02/2018	WD	Q	I	05	219,000
GRANTOR: HENG MARC LOUIS & REN						
GRANTEE: STARLING TONY L						
2005/1927	9/19/2015	WD	Q	I	05	200,000
GRANTOR: GILLIEN JOHN T						
GRANTEE: HENG MARC LOUIS & R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2004] W12 BAS=[YR=2004] W48 UST=[YR=2004] W12 S12 E12 N12$ S12 W12 N12 W12 UST=[YR=2004] W12 S12 E12 N12$ S12 W12 N12 W48 UOP=[YR=2004] W12 S36 E12 N36$ S36 E48 UST=[YR=2004] E12 N12 W12 S12$ N12 E12 S12 E12 UST=[YR=2004] E12 N12 W12 S12$ N12 E12 S12 E48 N36$ S36 E12 N36$.

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
8	0810	CONCRETE A	0	100	0	0	606.00	SF	6.50	6.50	100	2021	2021	3	100	3,939	

LAND DESCRIPTION

TOTAL OB/XF 3,939

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	6.28	AC		1.00	1.00	1.00	18,000.00	18,000.00	113,040							
2	009530	C	POND	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	7,500							

REVIEW DATE 10/14/2021 BY KB Total Acres: 9.28 Total Land Value: 120,540 Market: 0 Agricultural: 0 Common: 120,540 PRINTED 08/02/2023 BY SYS

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SEC 32-2N-25E IN OR 2187/901
BEING PARCEL 2

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2023

32-2N-25-7300-0003-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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	05	Quality Level 05

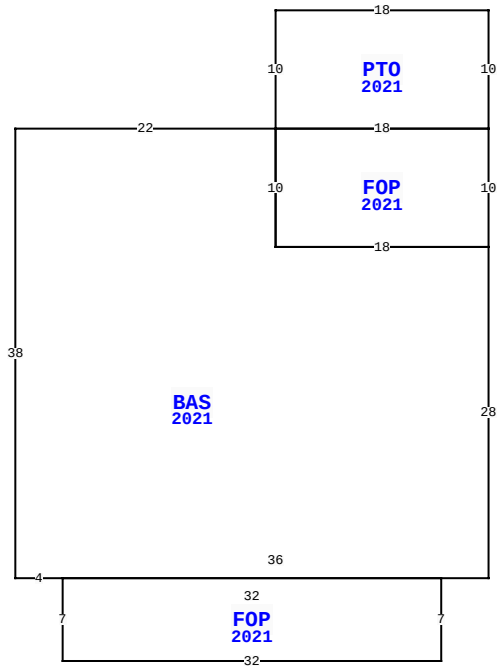
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	08
NEIGHBORHOOD/LOC	8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	1,340	203,533
FOP	180	30	54	8,202
FOP	224	30	67	10,177
PTO	180	5	9	1,367
TOTALS	1,924		1,470	223,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,470	127.9080	151.89	223,278	2021	2021	0	0	0	0.00	100.00

3 SNGL FAM – 100% - 2022 Heated Area: 1340 HX Base Yr 2022



44251 LAMAR AV, CALLAHAN

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INCOME VALUE		
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2005/1927	9/19/2015	WD	Q	I	05	200,000
GRANTOR: GILLIEN JOHN T						
GRANTEE: HENG MARC LOUIS & R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N10 W18 S10 BAS=[YR=2021] W22 S38 E4
FOP=[YR=2021] S7 E32 N7 W32$ E36 N28FOP=[YR=2021] N10 W18 S10 E18$ W18 N10$ E18$.

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

REVIEW DATE 10/14/2021 BY KB Total Acres: 9.28 Total Land Value: 120,540 Market: 0 Agricultural: 0 Common: 120,540 PRINTED 08/02/2023 BY SYS