PT OF SW1/4 OF SE1/4
IN OR 2333/1436(EX 1-2)

LUCE DANNY D JR & JESSICA
36083 BETHEL CHURCH ROAD
CALLAHAN, FL 32011

2023

34-3N-24-0000-0001-0010

BUILDING CHARACTERISTICS

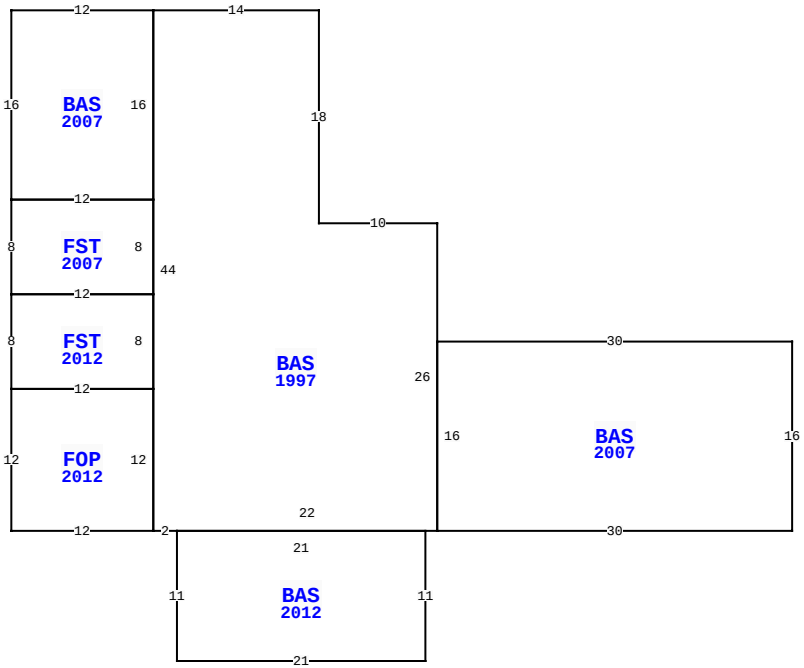
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	876	100	876	72,315
BAS	192	100	192	15,850
BAS	480	100	480	39,625
BAS	231	100	231	19,069
FOP	144	30	43	3,550
FST	96	55	53	4,375
FST	96	55	53	4,375
TOTALS	2,115		1,928	159,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,928	101.9200	91.98	177,337	1997	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 2005 Heated Area: 1779 HX Base Yr 2005



36083 BETHEL CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		173,676
TOTAL MARKET OB/XF VALUE		49,764
TOTAL LAND VALUE - MARKET		36,900
TOTAL MARKET VALUE		260,340
SOH/AGL Deduction		101,639
ASSESSED VALUE		158,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,701
TOTAL JUST VALUE		260,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002026	SWIM POOL	50,000	03/05/2020
B1632632	GARAGE	12,851	07/01/2016
B25760	ADDITION	1,200	02/01/2012
B0617154	ADDITION	32,010	10/31/2006
M11077	TANKS/BLRS	0	02/01/2006
B941519	GARAGE	10,608	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1436	1/22/2020	WD	U	I	11	55,000
GRANTOR: LUCE DANNY D JR						
GRANTEE: LUCE DANNY D JR & J						
1023/0284	12/02/2001	WD	Q	I		82,000
GRANTOR: WALKER JAMES L JR						
GRANTEE: LUCE DANNY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 N18 W14 BAS=[YR=2007] W12 S16
FST=[YR=2007] S8 FST=[YR=2012] S8 FOP=[YR=2012] S12 E12 N12
W12$ E12 N8 W12$ E12 N8 W12$ E12 N16$ S44 E2 BAS=[YR=2012]
S11 E21 N11 W21 $ E22 BAS=[YR=2007] E30 N16 W30 S16$ N26$.

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	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100	1997	1997	3	75	429	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	100	1999	1999	3	20	507	
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2012	2012	3	71	1,704	
4	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100	2016	2016	3	97	1,614	
5	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2020	2020	3	99	3,707	
6	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2020	2020	3	95	29,707	
7	0855	CONC PAVER	0	100	0	0	448.00	SF	10.00	10.00	100	2020	2020	3	99	4,435	
8	0462	ST/AL FNC	0	100	96	4	384.00	SF	10.00	10.00	100	2020	2020	3	95	3,648	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	93	4,650	

LAND DESCRIPTION

TOTAL OB/XF 49,764

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	0005	OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,900							

REVIEW DATE 06/25/2020 BY TWA Total Acres: 1.23 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 08/02/2023 BY SYS

PT OF SW1/4 OF SE1/4
IN OR 2333/1436(EX 1-2)

LUCE DANNY D JR & JESSICA
36083 BETHEL CHURCH ROAD
CALLAHAN, FL 32011

2023

34-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

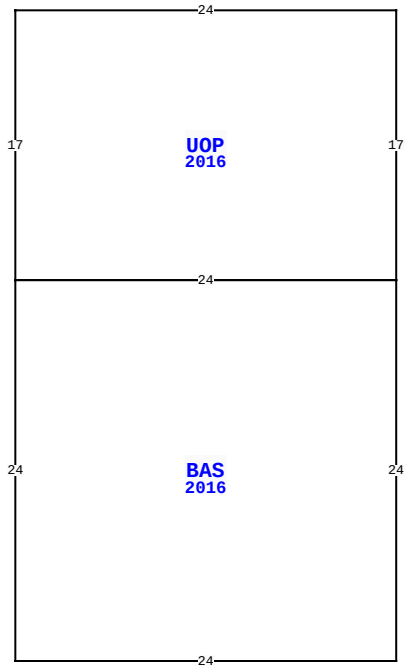
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	12,708
UOP	408	20	82	1,810
TOTALS	984		658	14,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	658	67.0450	23.47	15,443	2016	2016	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2005 Heated Area: 576 HX Base Yr 2005



36083 BETHEL CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		173,676
TOTAL MARKET OB/XF VALUE		49,764
TOTAL LAND VALUE - MARKET		36,900
TOTAL MARKET VALUE		260,340
SOH/AGL Deduction		101,639
ASSESSED VALUE		158,701
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,701
TOTAL JUST VALUE		260,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2333/1436	1/22/2020	WD	U	I	11	55,000
GRANTOR: LUCE DANNY D JR						
GRANTEE: LUCE DANNY D JR & J						
1023/0284	12/02/2001	WD	Q	I		82,000
GRANTOR: WALKER JAMES L JR						
GRANTEE: LUCE DANNY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W24 S17 BAS=[YR=2016] S24 E24 N24 W24$ E24 N17$.

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 06/25/2020 BY TWA Total Acres: 1.23 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 08/02/2023 BY SYS