N1/2 OF NE1/4 OF NW1/4
PT OR 1788/1674
EX ESMT IN OR 171/662 &

ROCHAY ANGELA A & ZJON ANDRA
45032 COQUINA WAY
CALLAHAN, FL 32011

2023

36-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COQUINA WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,080
TOTAL LAND VALUE - MARKET	365,370
TOTAL MARKET VALUE	16,557
SOH/AGL Deduction	6,198
ASSESSED VALUE	10,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,359
TOTAL JUST VALUE	375,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23023	ELEC OTHER	0	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1788/1674	3/29/2012	WD	Q	I	01	226,000
GRANTOR: AVERY DAVID B						
GRANTEE: ROCHAY ANGELA A & Z						
1664/0222	2/10/2010	WD	Q	I	01	322,000
GRANTOR: GRUIS SARAH M & OTIS						
GRANTEE: AVERY DAVID B						

BUILDING NOTES

BUILDING DIMENSIONS

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	0511	GARAGE CB-	0	0	36	20	720.00	SF	40.00	40.00	100	1980	1980	3	35	10,080	

LAND DESCRIPTION

TOTAL OB/XF 10,080

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	005901	A	HARDWOOD SI	0			0.00	0.00	9.23	AC		1.00	1.00	1.00	225.00	225.00	2,077							
2	006000	A	PAST1/HAY	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	440.00	440.00	4,400							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.23	AC		1.00	1.00	1.00	19,000.00	19,000.00	175,370							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 19.23 Total Land Value: 6,477 Market: 365,370 Agricultural: 6,477 Common: 0 PRINTED 08/02/2023 BY SYS