PT S1/2 OF NE1/4 OF NW1/4 OF SEC
IN OR 2562/863 PARCEL 3
PARCEL 3

BARBER TYLER CHRISTOPHER &/HOTARD DESTANY NICOLE
45002 COQUINA WAY
CALLAHAN, FL 32011

2023

36-2N-24-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,600
TOTAL MARKET VALUE	66,600
SOH/AGL Deduction	0
ASSESSED VALUE	66,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,600
TOTAL JUST VALUE	66,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016967	NEW CONSTR	241,746	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/0863	4/29/2022	QC	U	V	11	100
GRANTOR: BARBER TYLER CHRISTOP						
GRANTEE: BARBER TYLER C & DE						
2555/1957	4/18/2022	QC	U	V	11	100
GRANTOR: BARBER JOSEPH WILLARD						
GRANTEE: BARBER TYLER CHRIST						

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

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,600							

REVIEW DATE 06/13/2023 BY MLU Total Acres: 2.22 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 08/02/2023 BY SYS