LOT 2 IN OR 2306/638 &
PT OF LOTS 5 & 6 (EX S-3)
IN OR 2306/638

PARM JOSEPH A & JESSICA H
36072 STARR LANE
CALLAHAN, FL 32011

2023

37-3N-24-2720-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

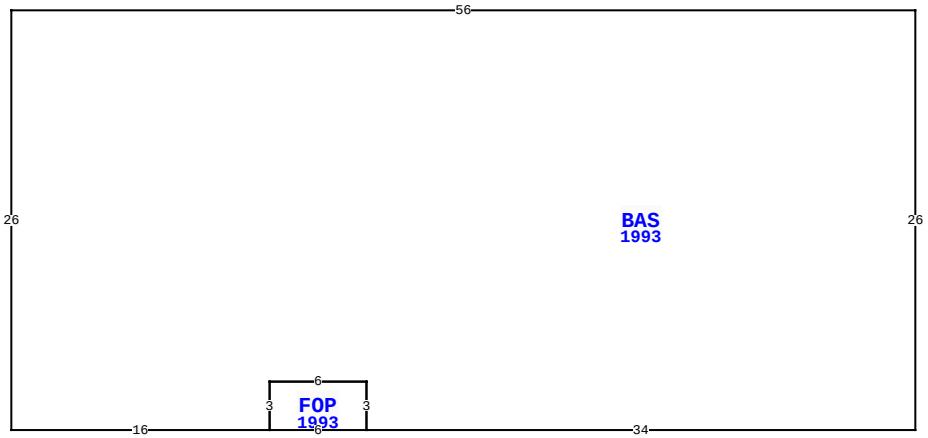
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100	1,438	197,681
FOP	18	30	5	688
TOTALS	1,456		1,443	198,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,443	153.0880	138.16	199,365	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1438 HX Base Yr 2021



36072 STARR LN, 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		215,930
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		289,430
SOH/AGL Deduction		105,083
ASSESSED VALUE		184,347
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		134,347
TOTAL JUST VALUE		289,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018097	ADDITION	17,000	12/09/2022
22013034	SWIM POOL	30,000	08/24/2022
20006720	GARAGE	50,232	07/30/2020
20003142	CO ISSUED	0	04/13/2020
19011077	NEW CONSTR	203,591	10/22/2019
8991	MH MOVE-ON	8,700	08/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2306/0638	9/20/2019	WD	Q	I	02	73,500
GRANTOR: RUSSELL PREMIER PROPE						
GRANTEE: PARM JOSEPH A & JES						
2253/0171	2/04/2019	WD	Q	I	01	59,900
GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: RUSSELL PREMIER PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S26 E16 FOP=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E34 N26$.

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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,500							

REVIEW DATE 10/14/2020 BY TW Total Acres: 2.45 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

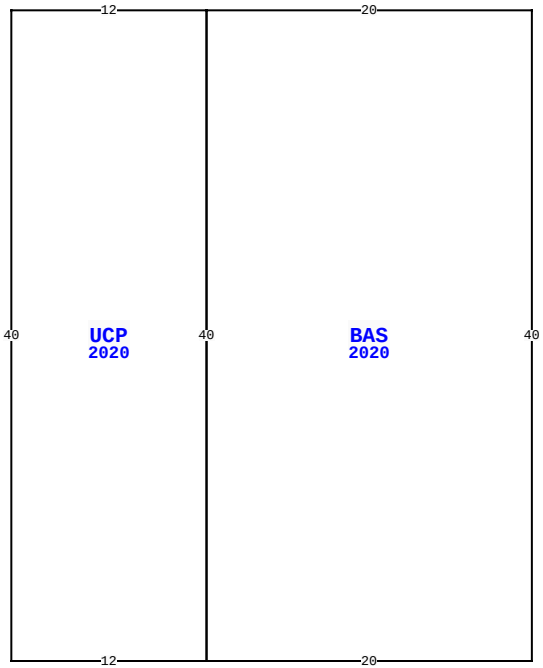
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	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	800	100	800	15,680
UCP	480	20	96	1,882
TOTALS	1,280		896	17,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	896	57.1320	20.00	17,920	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2021 Heated Area: 800 HX Base Yr 2021



36072 STARR LN, CALLAHAN

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GRANTEE: PARM JOSEPH A & JES						
2253/0171	2/04/2019	WD	Q	I	01	59,900
GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: RUSSELL PREMIER PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 UCP=[YR=2020] W12 S40 E12 N40$ S40 E20 N40$.

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 10/14/2020 BY TW Total Acres: 2.45 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 08/02/2023 BY SYS