

NW1/4 OF NE1/4 & S1/2 OF NE1/4
PARCELS 2 & 2-3
IN OR 925/1319

STARLING DONNIE R & LYNDA L
33159 CONLEY ROAD
CALLAHAN, FL 32011

2024

20-1N-24-0000-0002-0000



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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	6000	PASTURELAND 1
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	88,263
FGR	336	55	185	18,899
PTO	48	5	2	205
UCP	816	20	163	16,651
UOP	120	20	24	2,452

TOTALS	2,184	1,238	126,469
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	100	24	14	336.00	SF	28.00
2	0681	POLE SHED	0	0	36	24	864.00	SF	15.00
3	0681	POLE SHED	0	0	14	10	140.00	SF	15.00
4	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50
5	0680	POLE SHED	0	100	24	10	240.00	SF	10.00
6	0300	BOAT DCK W	0	100	15	15	225.00	SF	40.00
7	1242	WD DECK A	0	100	12	8	96.00	SF	10.00
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00
9	0680	POLE SHED	0	0	40	36	1,440.00	SF	10.00
10	1242	WD DECK A	0	0	0	0	320.00	SF	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	59.01
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00
4	009530	C	POND	100		OR	0.00	0.00	2.00
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	74.01

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,238	118.8260	112.88	139,745	2004	2004	0	0	0	9.50	90.50	
1 SINGLE FAM - 100% - 2007 Heated Area: 864 HX Base Yr 2007													

BLD DATE	08/17/2007	0	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	MLU

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
1	0510	GARAGE WD-	0	100	24	14	336.00	SF	28.00	28.00	100	2000	2000	3	28	2,634	
2	0681	POLE SHED	0	0	36	24	864.00	SF	15.00	15.00	100	2000	2000	3	28	3,629	
3	0681	POLE SHED	0	0	14	10	140.00	SF	15.00	15.00	100	2003	2003	3	32	672	
4	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2004	2004	3	84	655	
5	0680	POLE SHED	0	100	24	10	240.00	SF	10.00	10.00	100	2004	2004	3	36	864	
6	0300	BOAT DCK W	0	100	15	15	225.00	SF	40.00	40.00	100	2005	2005	3	40	3,600	
7	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2007	2007	3	31	298	
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000	
9	0680	POLE SHED	0	0	40	36	1,440.00	SF	10.00	10.00	100	2018	2018	3	87	12,528	
10	1242	WD DECK A	0	0	0	0	320.00	SF	2.50	2.50	100	2018	2018	3	82	656	

TOTAL OB/XF										31,536							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	RURAL HOME	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	59.01	AC		1.00	1.00	1.00	370.00	370.00	21,834
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	190.00	190.00	2,850
4	009530	C	POND	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	74.01	AC		1.00	1.00	1.00	4,500.00	4,500.00	333,045

NASSAU COUNTY PROPERTY										PAGE 1 of 2				6
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 6				
BUILDING MARKET VALUE										Tax Dist:				140,581
TOTAL MARKET OB/XF VALUE														31,536
TOTAL LAND VALUE - MARKET														398,045
TOTAL MARKET VALUE														261,801
SOH/AGL Deduction														92,125
ASSESSED VALUE														169,676
TOTAL EXEMPTION VALUE										HX HB				50,000
BASE TAXABLE VALUE														119,676
TOTAL JUST VALUE														570,162
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														564,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002303	XFOB	0	03/01/2018
MH5057	MH MOVE-ON	0	04/01/2008
P13166	OTHER	0	04/01/2008
E20712	ELEC OTHER	0	04/01/2008
M13774	MECH OTHER	0	04/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0925/1319	3/24/2000	WD	Q	V		42,500	
GRANTOR: BARROW ALMA M							
GRANTEE: STARLING DONNIE & L							
0583/0616	11/13/1989	WD	U	V		100	
GRANTOR: BARROW MOLLIE							
GRANTEE: BARROW ALMA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2006] W14 UCP=[YR=2006] W34 UOP=[YR=2006] N10 W12 S10 E12\$ BAS=[YR=2006] W36 S24 E30 PTO=[YR=2006] S8 E6 N8 W6\$ E6 N24\$ S24 E34 N24\$ S24 E14 N24\$.									

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ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																														
Exterior Wall	25	MOD METAL 100	0820	02	672	100.0000	70.00	47,040	1985	1985	0	0	70.00	30.00	STANDARD																														
Roof Structur	03	GABLE/HIP 100	2 M/H 93- - 0% - 2007												Heated Area: 616												HX Base Yr 2007																		
Roof Cover	01	MINIMUM 100	BAS2006 USP2006																																										
Interior Wall	05	DRYWALL 100																																											
Interior Floo	11	CLAY TILE 80																																											
Interior Floo	08	SHT VINYL 20																																											
Air Condition	03	CENTRAL 100																																											
Heating Type	04	AIR DUCTED 100																																											
Bedrooms		2 100																																											
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Stories	1.	1. 100																																											
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MAP NUM			MKT AREA			09																																							
NEIGHBORHOOD/LOC			9001.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																									
BAS	616	100	616	12,936																																									
USP	112	50	56	1,176																																									
TOTALS			728	672	14,112																																								
EXTRA FEATURES			33159 CONLEY RD, CALLAHAN																																										
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																													
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																		XF DATE												LAND DATE															
																		INC DATE												AG DATE															
BUILDING DIMENSIONS																																													
BAS=[YR=2006] W44 S14 E30 USP=[YR=2006] S8 E14 N8 W14\$ E14 N14 \$.																																													
BUILDING NOTES																																													
SALES DATA																																													
OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE																																	
0925/1319		3/24/2000		WD		Q		V				42,500																																	
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LAND DESCRIPTION																																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
																												Total Acres: 78.01		Total Land Value: 89,684		Market: 333,045		Agricultural: 24,684		Common: 65,000		PRINTED 08/06/2024 BY SYS							