PT GOVT LOT 1 OF SEC 26-3N-24E
IN OR 2540/621 (EX PT IN
OR 2367/531 PAR D & E)

DEAN ZOEY/
36121 CHARIS WAY
CALLAHAN, FL 32011

2024

26-3N-24-0000-0001-0060

BUILDING CHARACTERISTICS

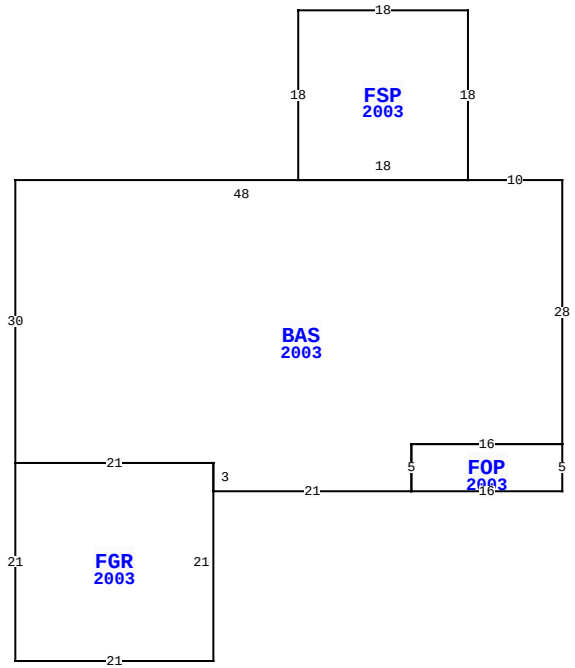
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,771	100	1,771	201,421
FGR	441	55	243	27,637
FOP	80	30	24	2,729
FSP	324	40	130	14,786
TOTALS	2,616		2,168	246,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,168	100.8126	126.02	273,211	2003	2003	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2023 Heated Area: 1771 HX Base Yr 2023



36121 CHARIS WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,573
TOTAL MARKET OB/XF VALUE		7,669
TOTAL LAND VALUE - MARKET		26,040
TOTAL MARKET VALUE		280,282
SOH/AGL Deduction		16,895
ASSESSED VALUE		263,387
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		213,387
TOTAL JUST VALUE		280,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003250	REPAIR/RRF	14,000	02/28/2022
B0310993	NEW CONSTR	133,940	01/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	2/16/2022	CN	Q	I	01	340,000
GRANTOR: NICHOLAS DAVID L & CO						
GRANTEE: DEAN ZOEY						
2538/0903	2/09/2022	QC	U	I	11	350,000
GRANTOR: NICHOLAS DAVID L & CO						
GRANTEE: NICHOLAS DAVID L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W10 FSP=[YR=2003] N18 W18 S18 E18$ W48 S30
FGR=[YR=2003] S21 E21 N21 W21$ E21 S3 E21 FOP=[YR=2003] E16
N5 W16 S5$ N5 E16 N28$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2003	2003	3	21	630	
2	0812	CONCRETE C	0	100	0	0	1,203.00	SF	4.00	4.00	100	2003	2003	3	83	3,994	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 7,669

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	000100	C	SFR	100	0005	OR	0.00	0.00	0.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	26,040							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 0.87 Total Land Value: 26,040 Market: 0 Agricultural: 0 Common: 26,040 PRINTED 08/06/2024 BY SYS