PT OF LOT 59
IN OR 2189/1441
CORNWALL SURVEY PB 0/31

LEE GARY R & TERESA F
36002 VICTORY LANE
CALLAHAN, FL 32011

2024

27-3N-24-2020-0059-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

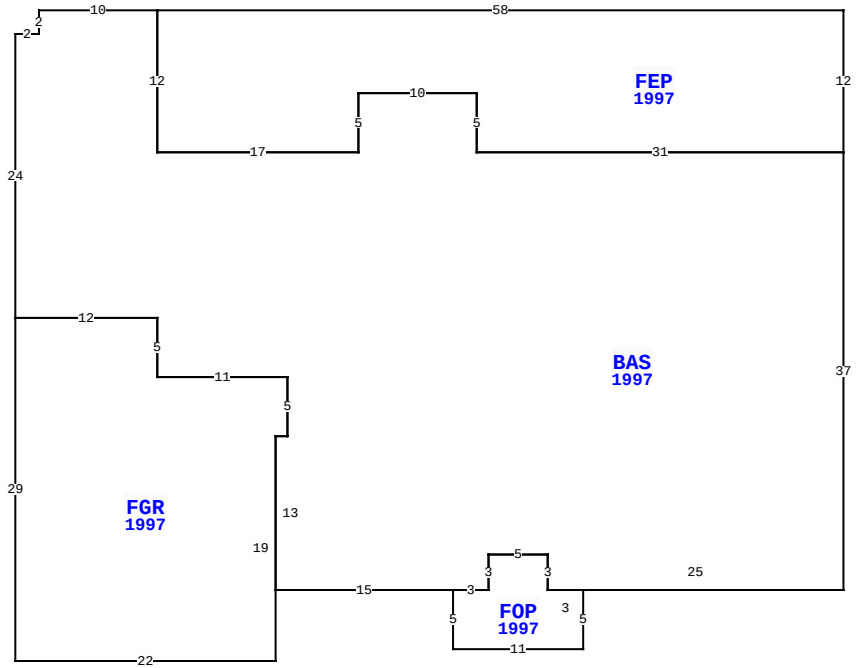
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,304	100	2,304	235,466
FEP	646	80	517	52,837
FGR	593	55	326	33,317
FOP	70	30	21	2,146
TOTALS	3,613		3,168	323,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,168	93.9780	117.47	372,145	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 0 Heated Area: 2304 HX Base Yr



36002 VICTORY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,766
TOTAL MARKET OB/XF VALUE		3,792
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		360,858
SOH/AGL Deduction		178,656
ASSESSED VALUE		182,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,202
TOTAL JUST VALUE		360,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,543

20X20 METAL CARPORT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004001	ADD METAL GARAGE	115,542	04/09/2024
230011724	CARPORT	2,600	09/14/2023
B951920	NEW CONSTR	95,882	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/1441	4/12/2018	QC	U	I	11	100

GRANTOR: LEE FREDDIE R & JOYCE
GRANTEE: LEE GARY R & TERESA

1268/1706	10/26/2004	QC	U	I	01	100

GRANTOR: LEE GARY R L/E
GRANTEE: LEE GARY R & TERESA

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1997] W58 BAS=[YR=1997] W10 S2 W2 S24 FGR=[YR=1997] S29 E22 N19 E1 N5 W11 N5 W12 $ E12 S5 E11 S5 W1 S13 E15 FOP=[YR=1997] S5 E11 N5 W3 N3 W5 S3 W3 $ E3 N3 E5 S3 E25 N37 W31 N5 W10 S5 W17 N12 $ S12 E17 N5 E10 S5 E31 N12 $.

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	8	8	64.00	SF	21.30	21.30	100	1993	1993	3	20	273	
2	0811	CONCRETE B	0	100	0	0	927.00	SF	5.20	5.20	100	1997	1997	3	73	3,519	

LAND DESCRIPTION

TOTAL OB/XF 3,792

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	100	0007	OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,300							

REVIEW DATE 12/28/2023 BY WWX Total Acres: 1.11 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 08/06/2024 BY SYS