PT OF THE W1/2 OF LOTS 61
IN OR 2633/736
CORNWALL SURVEY

KINSEY MARCUS DEAN & ERIN JANE
36151 VICTORY LN
CALLAHAN, FL 32011

2024

27-3N-24-2020-0061-0030

BUILDING CHARACTERISTICS

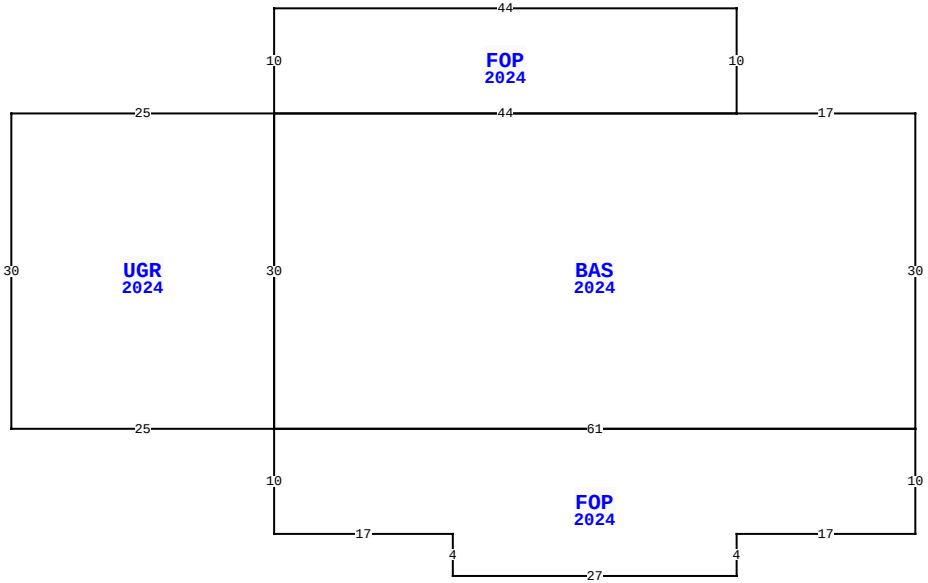
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,830	100	1,830	204,869
FOP	440	30	132	14,777
FOP	718	30	215	24,069
UGR	750	45	338	37,839
TOTALS	3,738		2,515	281,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,515	89.5584	111.95	281,554	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1830 HX Base Yr 2024



36151 VICTORY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		281,554
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		144,020
TOTAL MARKET VALUE		430,574
SOH/AGL Deduction		0
ASSESSED VALUE		430,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		380,574
TOTAL JUST VALUE		430,574
NCON VALUE		286,554
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005678	NEW SFR	392,546	05/02/2023
230002419			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/736	4/25/2023	WD	U	I	11	100
GRANTOR: KINSEY MARCUS DEAN &						
GRANTEE: KINSEY MARCUS DEAN						
2538/0783	2/10/2022	WD	Q	I	01	145,000
GRANTOR: FREEMAN ANNETTE HENRY						
GRANTEE: KINSEY MARCUS DEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=150,0] W17 W44 S30 E61 N30 $
FOP=[YR=2024;ORIG=89,-10] E44 S10 W44 N10 $
FOP=[YR=2024;ORIG=89,30] E61 S10 W17 S4 W27 N4 W17 N10 $
UGR=[YR=2024;ORIG=64,0] E25 S30 W25 N30 $
.

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
3	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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		OR	0.00	0.00	7.58	AC		1.00	1.00	1.00	19,000.00	19,000.00	144,020							

REVIEW DATE 12/28/2023 BY WW Total Acres: 7.58 Total Land Value: 144,020 Market: 0 Agricultural: 0 Common: 144,020 PRINTED 08/06/2024 BY SYS