PT S1/2 OF NE1/4 OF NW1/4 OF
SEC 36-2N-24E OR 1131/1381
(EX ESMT OR 531/637)

BARBER ZANA M
PO BOX 671
CALLAHAN, FL 32011-0671

2024

36-2N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

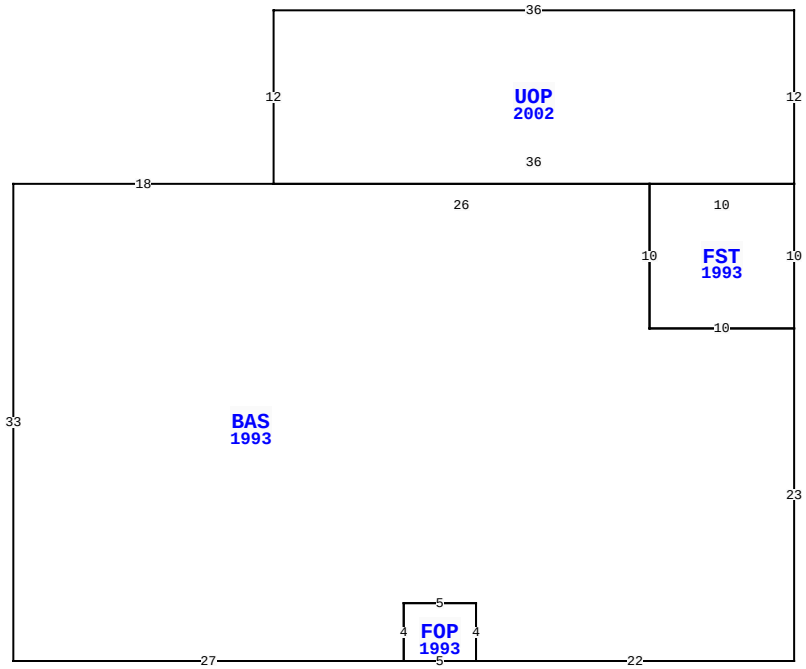
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,662	100	1,662	153,943
FOP	20	30	6	556
FST	100	55	55	5,094
UOP	432	20	86	7,966
TOTALS	2,214		1,809	167,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,809	95.0000	118.75	214,819	1974	1979	0	0	0	22.00	78.00

1 SNGL FAM – 0% - 2024 Heated Area: 1662 HX Base Yr



45001 COQUINA WAY, CALLAHAN

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	167,559
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	84,000
TOTAL MARKET VALUE	251,559
SOH/AGL Deduction	0
ASSESSED VALUE	251,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,559
TOTAL JUST VALUE	251,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016764	SHINGLES	10,695	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1131/1381	4/23/2003	WD	U	I	18	100
GRANTOR: BARBER WINONA L/E						
GRANTEE: BARBER ZANA M						
0374/0252	12/01/1982	GD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W36 S12 BAS=[YR=1993] W18 S33 E27
FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E22 N23 FST=[YR=1993]
N10 W10 S10 E10 $ W10N10 W26 $ E36 N12 $.

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.80 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 08/06/2024 BY SYS