PT S1/2 OF NE1/4 OF NW1/4 OF
SEC 36-2N-24E IN OR 528/465 &
OR 2557/562 BEING PARCEL "B"

BARBER JOSEPH W & RUTH B
45002 COQUINA WAY
CALLAHAN, FL 32011

2024

36-2N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

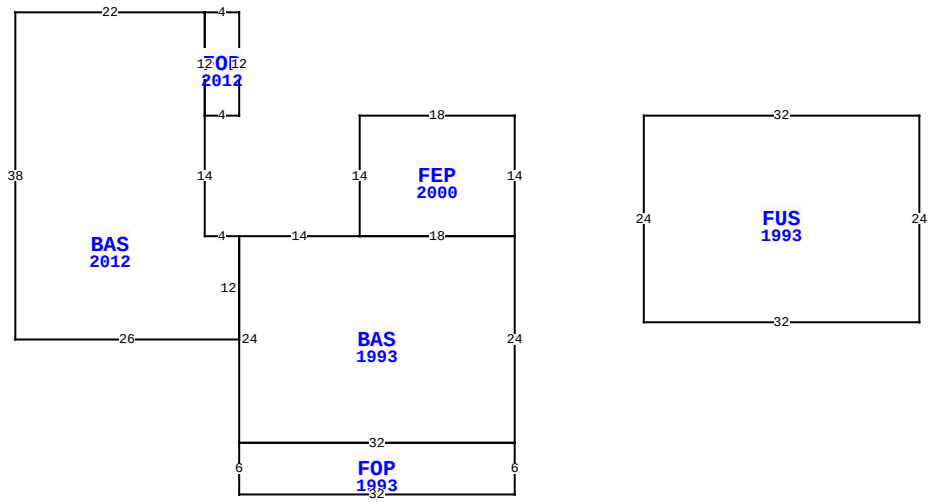
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	77,061
BAS	884	100	884	88,701
FEP	252	80	202	20,268
FOP	192	30	58	5,820
FOP	48	30	14	1,404
FUS	768	100	768	77,061
TOTALS	2,912		2,694	270,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,694	120.7776	114.74	309,110	1988	1997	0	0	0	12.55	87.45

1 SINGLE FAM – 100% - 0 Heated Area: 2420 HX Base Yr



45002 COQUINA WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,317
TOTAL MARKET OB/XF VALUE		13,464
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		346,781
SOH/AGL Deduction		164,706
ASSESSED VALUE		182,075
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		132,075
TOTAL JUST VALUE		346,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009022	REPAIR/RRF	6,000	08/21/2019
B24271	ADDITION	90,168	01/01/2011
M15903	H/AC	0	01/01/2011
B007788	SWIM POOL	15,000	12/01/2000
4717	NEW CONSTR	50,024	03/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0562	4/20/2022	QC	U	I	11	100
GRANTOR: BARBER JOSEPH W & RUT						
GRANTEE: BARBAR JOSEPH WILLA						
2055/1933	6/30/2016	QC	U	I	11	100
GRANTOR: BARBER JOSEPH W & RUT						
GRANTEE: BARBER TYLER C						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2000] W18 S14 BAS=[YR=1993] W14 BAS=[YR=2012] W4 N14 FOP=[YR=2012] E4 N12 W4 S12$ N12 W22 S38 E26 N12$ S24 FOP=[YR=1993] S6 E32 N6 W32 $ E32 N24 W18 $ E18 N14 $ PTR= E15 FUS=[YR=1993] E32 S24 W32 N24 $ W15 $.

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	0861	POOL GUNIT	0	100	23	13	299.00	SF	85.00	85.00	100	2000	2000	3	25	6,354	
2	0845	KOOL DECK	0	100	0	0	706.00	SF	7.25	7.25	100	2000	2000	3	79	4,044	
3	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2004	2004	3	84	3,066	

LAND DESCRIPTION

TOTAL OB/XF 13,464

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	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							
2	000115	C	SFR ACRES	100		OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 08/10/2022 BY TWA Total Acres: 2.10 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 08/06/2024 BY SYS