PT S1/2 OF NE1/4 OF NW1/4 OF SEC
IN OR 2562/863 PARCEL 3
PARCEL 3

BARBER TYLER CHRISTOPHER/HOTARD DESTANY NICOLE
45002 COQUINA WAY
CALLAHAN, FL 32011

2024

36-2N-24-0000-0003-0040

BUILDING CHARACTERISTICS

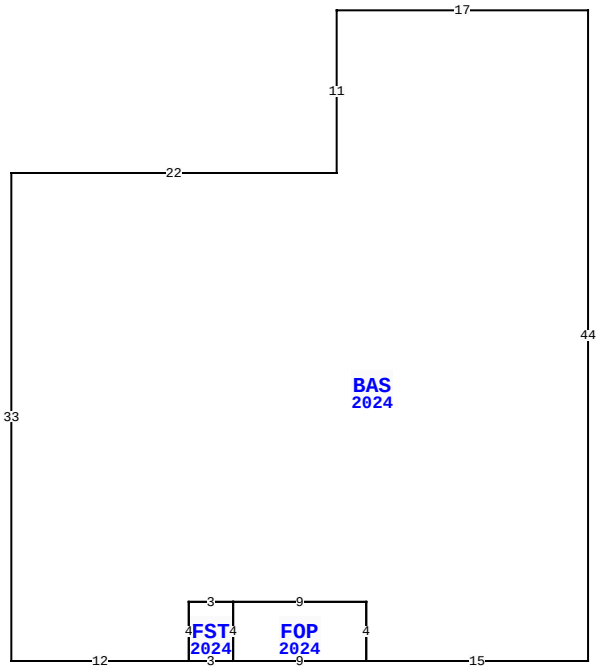
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,426	100	1,426	188,859
FOP	36	30	11	1,457
FST	12	55	7	927
TOTALS	1,474		1,444	191,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,444	105.9552	132.44	191,243	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 1426 HX Base Yr



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	191,243
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,600
TOTAL MARKET VALUE	257,843
SOH/AGL Deduction	0
ASSESSED VALUE	257,843
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,843
TOTAL JUST VALUE	257,843
NCON VALUE	191,243
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220016967	CO ISSUED		11/30/2023
22016967	NEW CONSTR	241,746	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0863	4/29/2022	QC	U	V	11	100
GRANTOR: BARBER TYLER CHRISTOP						
GRANTEE: BARBER TYLER C & DE						
2555/1957	4/18/2022	QC	U	V	11	100
GRANTOR: BARBER JOSEPH WILLARD						
GRANTEE: BARBER TYLER CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W17 S11 W22 S33 E12 N4 E3 E9 S4 E15 N44 $
FOP=[YR=2024;ORIG=106,40] E9 S4 W9 N4 $
FST=[YR=2024;ORIG=103,40] E3 S4 W3 N4 $
.

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		OR	0.00	0.00	2.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,600							

REVIEW DATE 01/04/2023 BY WW Total Acres: 2.22 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 08/06/2024 BY SYS