PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 504/140
(EX R/W IN OR 605/1200)

KILBY DIANE E
54064 ROCK TRAIL
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0080

BUILDING CHARACTERISTICS

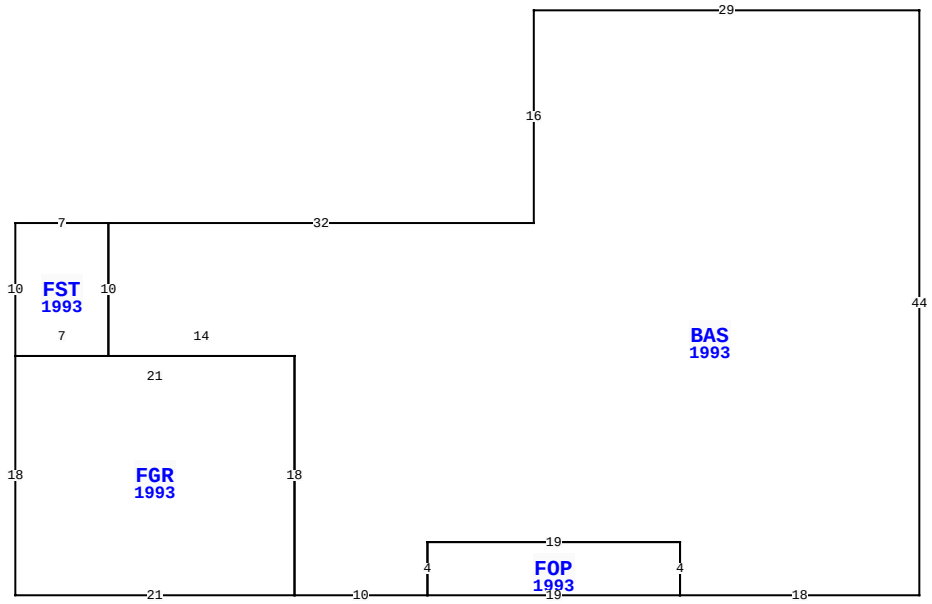
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1,844	154,693
FGR	378	55	208	17,449
FOP	76	30	23	1,930
FST	70	55	38	3,188
TOTALS	2,368		2,113	177,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,113	116.4240	110.60	233,698	1990	1990	0	0	0	24.15	75.85

1 SINGLE FAM – 100% - 0 Heated Area: 1844 HX Base Yr



54064 ROCK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		177,260
TOTAL MARKET OB/XF VALUE		8,411
TOTAL LAND VALUE - MARKET		124,200
TOTAL MARKET VALUE		309,871
SOH/AGL Deduction		174,401
ASSESSED VALUE		135,470
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,470
TOTAL JUST VALUE		309,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6139	NEW CONSTR	72,270	11/28/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0504/0140	11/21/1986	WD	U	I		50,000
GRANTOR: DAUGHERTY RICHARD E &						
GRANTEE: KILBY WILLIAM H & D						
0367/0695	8/01/1982	FS	U	I		155
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S16 W32 FST=[YR=1993] W7 S10 FGR=[YR=1993] S18 E21 N18 W21 $ E7 N10 $ S10 E14 S18 E10 FOP=[YR=1993] E19 N4 W19 S4 $ N4 E19 S4 E18 N44 $.

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	0200	BARN WD 0-	0	100	31	21	651.00	SF	6.00	6.00	100	1970	1970	3	20	781	
3	0510	GARAGE WD-	0	100	30	20	600.00	SF	14.00	14.00	100	1980	1980	3	20	1,680	
4	0681	POLE SHED	0	100	40	13	520.00	SF	7.50	7.50	100	1985	1985	3	20	780	
5	0350	CARPORT WD	0	100	21	33	693.00	SF	6.50	6.50	100	1980	1980	3	20	901	
7	0812	CONCRETE C	0	100	0	0	2,249.00	SF	4.00	4.00	100	1970	1970	3	21	1,889	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 8,411

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	000100	C	SFR	100	0006	OR	0.00	0.00	6.90	AC		1.00	1.00	1.00	18,000.00	18,000.00	124,200							

REVIEW DATE 12/21/2023 BY KWX Total Acres: 6.90 Total Land Value: 124,200 Market: 0 Agricultural: 0 Common: 124,200 PRINTED 08/06/2024 BY SYS