IN OR 2632/1433
ESMTS OR 350/61 & OR 393/181
ESMT OR 350/61

HAGEN CRYSTAL YVONNE
54059 ROCK TRL
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

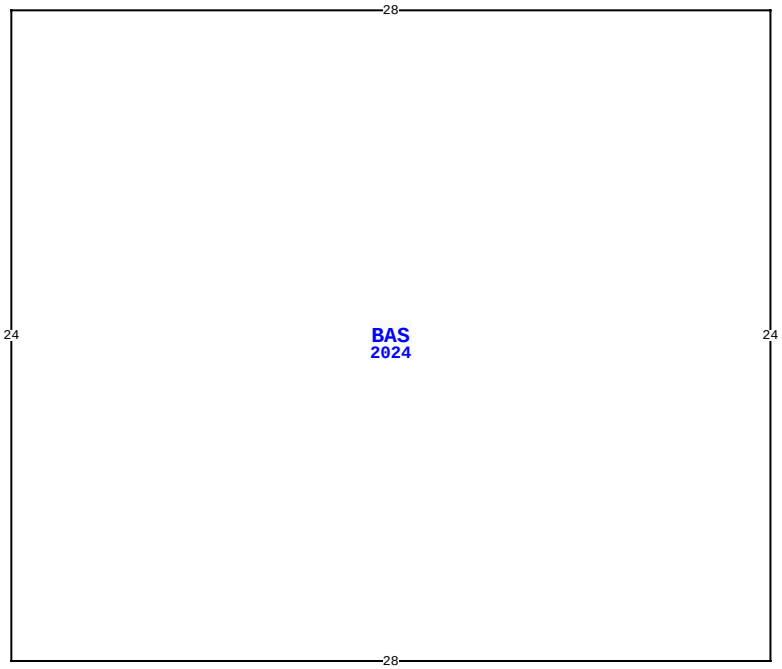
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	18,275
TOTALS	672		672	18,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	104.9950	36.75	24,696	1990	2005	0	0	0	26.00	74.00

2 GARAGE RES – 0% - 2024 Heated Area: 672 HX Base Yr



54059 ROCK TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,275
TOTAL MARKET OB/XF VALUE	23,389
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	95,664
SOH/AGL Deduction	0
ASSESSED VALUE	95,664
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,664
TOTAL JUST VALUE	95,664
NCON VALUE	40,399
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,026

HTD 1152/ FOP 420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240003560	CO		03/28/2024
CO240003560	REPLACEMENT SFR	204,333	03/28/2024
B23-11186	SFR	204,333	09/01/2023
B2307286	DEMO		06/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1433	4/21/2023	WD	Q	I	03	265,500
GRANTOR: COATES ANTHONY S						
GRANTEE: HAGEN CRYSTAL YVONN						
1560/1026	4/10/2008	QC	U	I	01	100
GRANTOR: COATES VIRGINIA F						
GRANTEE: COATES ANTHONY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E28 S24 W28 N24 $
.

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	0940	SHEDS/PORT	0	0	24	12	288.00	SF	18.30	18.30	100	1980	1980	3	24	1,265	
4	0811	CONCRETE B	0	0	40	32	1,280.00	SF	5.20	5.20	100	2023	2008		89	5,924	
5	0680	POLE SHED	0	0	24	10	240.00	SF	10.00	10.00	100	2024	2023		100	2,400	
6	0680	POLE SHED	0	0	24	10	240.00	SF	10.00	10.00	25	2024	2023		75	1,800	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1988		100	6,000	
8	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1988		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 23,389

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	000700	C	MISC RES	0	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 04/18/2024 BY TW Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS