PT OF LOT 6 S-1 & S-2
IN OR 563/455 & 668/1459
ESMT OR 691/361

LUCAS ELENOR C
36177 RUSTIC ACRES
CALLAHAN, FL 32011

2024

37-3N-24-2720-0006-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

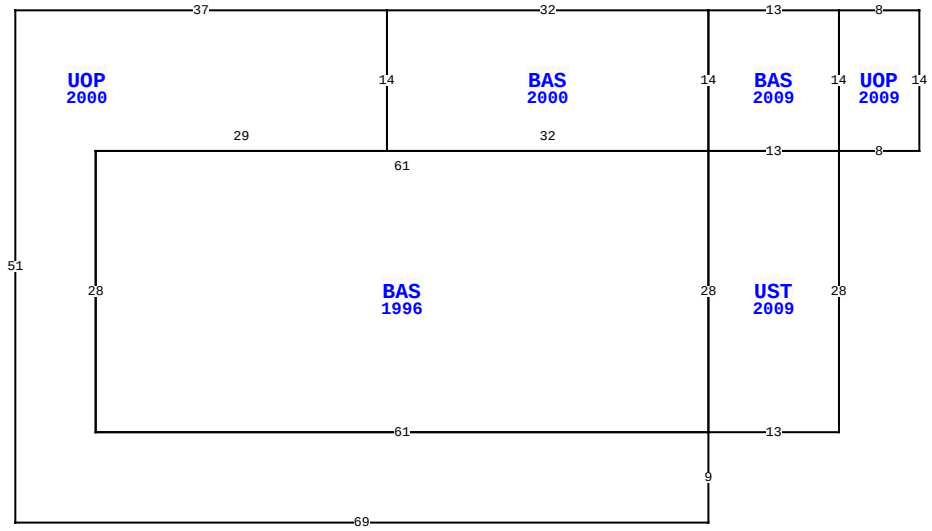
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1,708	105,592
BAS	448	100	448	27,696
BAS	182	100	182	11,252
UOP	1,363	20	273	16,877
UOP	112	20	22	1,360
UST	364	45	164	10,139
TOTALS	4,177		2,797	172,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,797	81.6000	77.52	216,823	1996	1996	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 1998 Heated Area: 2338 HX Base Yr 1998



36177 RUSTIC ACRES, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,968
TOTAL MARKET OB/XF VALUE		1,029
TOTAL LAND VALUE - MARKET		50,760
TOTAL MARKET VALUE		236,757
SOH/AGL Deduction		107,617
ASSESSED VALUE		129,140
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		74,140
TOTAL JUST VALUE		236,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5190	CO ISSUED	0	05/15/2009
MH5190	MH MOVE-ON	0	04/01/2009
P13748	OTHER	0	04/01/2009
E973387	NEW CONSTR	0	02/01/1997
B951744	NEW CONSTR	0	03/03/1995
7754	MH MOVE-ON	30,000	03/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0668/1459	10/22/1992	WD	U	V	07	100
GRANTOR: BUCHANAN HUGH JR & P						
GRANTEE: LUCAS WM & ELEANOR						
0648/0875	2/11/1992	WD	U	I	10	800
GRANTOR: BUCHANAN HUGH JR & P						
GRANTEE: LUCAS WM & ELENOR						

BUILDING NOTES

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	100	16	16	256.00	SF	20.10	20.10	100	1989	1989	3	20	1,029	

BUILDING DIMENSIONS

UOP=[YR=2009] W8 BAS=[YR=2009] W13 BAS=[YR=2000] W32
UOP=[YR=2000] W37 S51 E69 N9 UST=[YR=2009] E13 N28 W13
BAS=[YR=1996] W61 S28 E61N28$ S28$ W61 N28 E29 N14$ S14 E32
N14$ S14 E13 N14$ S14 E8 N14$.

LAND DESCRIPTION

TOTAL OB/XF 1,029

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	0005	OR	0.00	0.00	1.88	AC		1.00	1.00	0.90	30,000.00	27,000.00	50,760							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.88 Total Land Value: 50,760 Market: 0 Agricultural: 0 Common: 50,760 PRINTED 08/06/2024 BY SYS

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2024

37-3N-24-2720-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

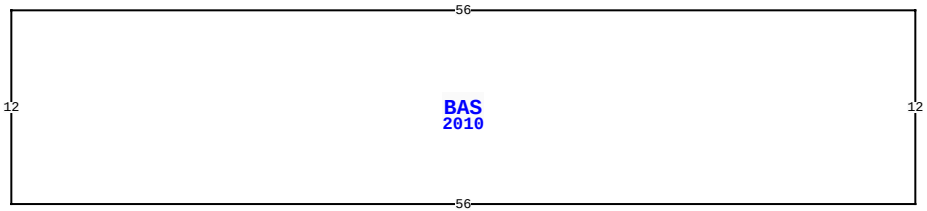
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	12,052
TOTALS	672		672	12,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	85.4000	59.78	40,172	1979	1979	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1998 Heated Area: 672 HX Base Yr 1998



36177 RUSTIC ACRES, CALLAHAN

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TOTAL JUST VALUE		236,757
NCON VALUE		0
INCOME VALUE		
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0648/0875	2/11/1992	WD	U	I	10	800
GRANTOR: BUCHANAN HUGH JR & P						
GRANTEE: LUCAS WM & ELENOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W56 S12 E56 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.88 Total Land Value: 50,760 Market: 0 Agricultural: 0 Common: 50,760 PRINTED 08/06/2024 BY SYS