IN OR 1521/1137

WESTBERRY JAMES R/WESTBERRY ISA A ET AL
66124 WESTBERRY LANE
CALLAHAN, FL 32011

2025

04-2N-26-0000-0003-0030

BUILDING CHARACTERISTICS

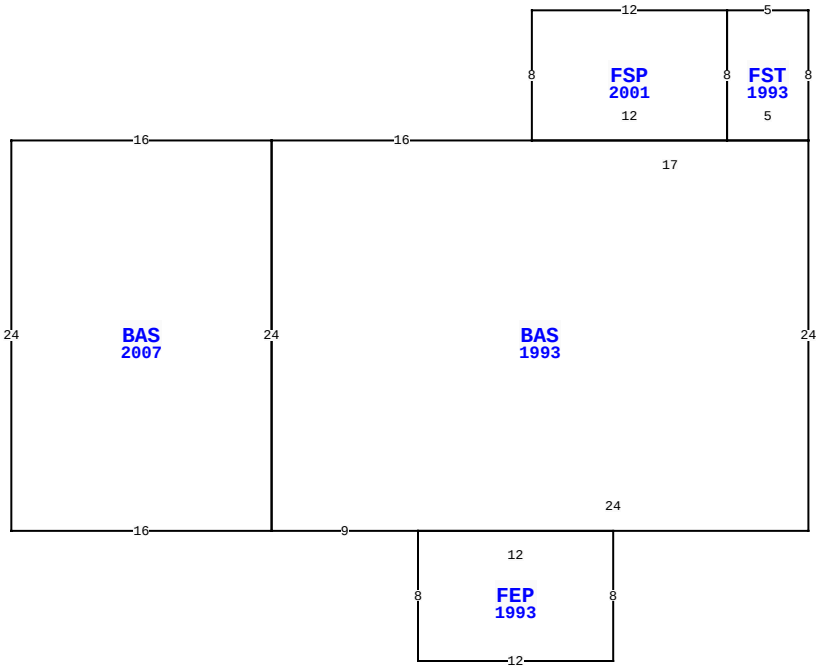
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	76,632
BAS	384	100	2007	384	37,155
FEP	96	80	1993	77	7,450
FSP	96	40	2001	38	3,676
FST	40	55	1993	22	2,129
TOTALS	1,408			1,313	127,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,313	109.6368	109.64	143,957	1950	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1176 HX Base Yr 2008



66124 WESTBERRY LN, CALLAHAN

BLD DATE	11/08/2007	JM	LGL DATE	
XF DATE	11/08/2007	JM	LAND DATE	11/08/2007 JM
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,042
TOTAL MARKET OB/XF VALUE		9,897
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		181,939
SOH/AGL Deduction		89,600
ASSESSED VALUE		92,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,617
TOTAL JUST VALUE		181,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1137	8/27/2007	WD	U	I	07	100

GRANTOR: SERGENT VERA SUE WEST

GRANTEE: WESTBERRY JAMES R E

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W5 FSP=[YR=2001] W12 S8 BAS=[YR=1993] W16 BAS=[YR=2007] W16 S24 E16 N24$ S24 E9 FEP=[YR=1993] S8 E12 N8 W12$ E24 N24 W17 $ E12 N8$ S8 E5 N8$.

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	0680	POLE SHED	0	100	12	10	120.00	SF	10.00	10.00	100	1980	1980	3	20	240	
2	0940	SHEDS/PORT	0	100	21	12	252.00	SF	30.00	30.00	100	1990	1990	3	20	1,512	
3	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	1990	1990	3	20	1,200	
4	1242	WD DECK A	0	100	0	0	550.00	SF	10.00	10.00	100	2004	2004	3	21	1,155	
5	0810	CONCRETE A	0	100	0	0	171.00	SF	6.50	6.50	100	2004	2004	3	83	923	
6	0350	CARPORT WD	0	100	30	16	480.00	SF	13.00	13.00	100	2024	2018		78	4,867	

LAND DESCRIPTION

TOTAL OB/XF 9,897

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	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS