

STARLING DONNIE R & LYNDA L
33159 CONLEY ROAD
CALLAHAN, FL 32011

20-1N-24-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																					
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI		NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall		25	MOD METAL 100							0100	01	1,238	118.8260	118.83	147,112	2004	2004	0	0	0	10.00	90.00	VALUATION BY																																		
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2007														Heated Area: 864														HX Base Yr 2007										STANDARD									
Roof Cover		12	MODULAR MT 100																					Tax Group: 6										Tax Dist:																							
Interior Wall		04	PLYWOOD 50																					BUILDING MARKET VALUE										148,529																							
Interior Wall		05	DRYWALL 50																					TOTAL MARKET OB/XF VALUE										30,303																							
Interior Floo		11	CLAY TILE 70																					TOTAL LAND VALUE - MARKET										482,055																							
Interior Floo		14	CARPET 30																					TOTAL MARKET VALUE										278,516																							
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction										102,318																							
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE										176,198																							
Bedrooms			2 100																					TOTAL EXEMPTION VALUE										HX HB 50,722																							
Bathrooms			1 100																					BASE TAXABLE VALUE										125,476																							
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE										660,887																							
Stories		1.	1. 100							NCON VALUE										0																																					
Units			0 100							INCOME VALUE																																															
Occupancy		00	NONE 100							PREVIOUS YEAR MKT VALUE										570,162																																					
Quality		03	Quality Level 03																																																						
DOR CODE		6000	PASTURELAND 1																																																						
MAP NUM			MKT AREA							09																																															
NEIGHBORHOOD/LOC		9001.00																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																				
BAS	864	100	2006	864	92,402																																																				
FGR	336	55	2006	185	19,786																																																				
PTO	48	5	2006	2	214																																																				
UCP	816	20	2006	163	17,432																																																				
UOP	120	20	2006	24	2,567																																																				
TOTALS		2,184			1,238	132,401																																																			
EXTRA FEATURES						33159 CONLEY RD, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU																																	
																XF DATE				LAND DATE																																					
																INC DATE				AG DATE		01/30/2025		KBA																																	
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																																										
1	0510	GARAGE WD-	0 100	24 14	336.00	SF	28.00	28.00	100	2000	2000	3	27	2,540																																											
2	0681	POLE SHED	0 0	36 24	864.00	SF	15.00	15.00	100	2000	2000	3	27	3,499																																											
3	0681	POLE SHED	0 0	14 10	140.00	SF	15.00	15.00	100	2003	2003	3	30	630																																											
4	0810	CONCRETE A	0 100	40 3	120.00	SF	6.50	6.50	100	2004	2004	3	83	647																																											
5	0680	POLE SHED	0 100	24 10	240.00	SF	10.00	10.00	100	2004	2004	3	32	768																																											
6	0300	BOAT DCK W	0 100	15 15	225.00	SF	40.00	40.00	100	2005	2005	3	36	3,240																																											
7	1242	WD DECK A	0 100	12 8	96.00	SF	10.00	10.00	100	2007	2007	3	27	259																																											
8	0936	SEPTC TANK	0 0	0 0	1.00	UT	6,000.00	6,000.00	100	2018	2018	3	100	6,000																																											
9	0680	POLE SHED	0 0	40 36	1,440.00	SF	10.00	10.00	100	2018	2018	3	84	12,096																																											
10	1242	WD DECK A	0 0	0 0	320.00	SF	2.50	2.50	100	2018	2018	3	78	624																																											
LAND DESCRIPTION						TOTAL OB/XF										30,303																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																																								
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	59.01	AC		1.00	1.00	1.00	370.00	370.00	21,834																																								
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	190.00	190.00	2,850																																								
4	009530	C	POND	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,000																																								
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	74.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	407,055																																								
REVIEW DATE 02/15/2024 BY KBA Total Acres: 78.01 Total Land Value: 99,684 Market: 407,055 Agricultural: 24,684 Common: 75,000 PRINTED 07/30/2025 BY SYS																																																									

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