

HENDRICKS DANIEL R
33062 CORONA RD
CALLAHAN, FL 32011

24-1N-24-0750-0003-0090

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	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		05	AVERAGE 100		0820	02	1,050		115.2000	92.16	96,768	1988	1988	0	0	0	70.00	30.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 M/H 93- - 0% - 2024										Heated Area: 1050					HX Base Yr					Tax Group: 6					Tax Dist:				
Roof Cover		01	MINIMUM 100		75 14 14 BAS 1996 75															BUILDING MARKET VALUE					29,030									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					70,605									
Interior Floo		14	CARPET 80																	TOTAL LAND VALUE - MARKET					558,480									
Interior Floo		08	SHT VINYL 20																	TOTAL MARKET VALUE					180,533									
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					456									
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					180,077																								
Bedrooms			3 100		TOTAL EXEMPTION VALUE					0																								
Bathrooms			2 100		BASE TAXABLE VALUE					180,077																								
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					658,115																								
Stories		1.	1. 100		NCON VALUE					0																								
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					597,872																								
Quality		03	Quality Level 03																															
DOR CODE		5000	IMPROVED AG																															
MAP NUM			MKT AREA																	08														
NEIGHBORHOOD/LOC		8005.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,050	100	1996	1,050	29,030																													
TOTALS		1,050			1,050	29,030	33062 CORONA RDG, CALLAHAN										BLD DATE				LGL DATE		05/21/2025		MLU									
EXTRA FEATURES						XF DATE				LAND DATE				AG DATE		01/17/2025		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	0751	UOP	0	0 10 26	260.00	SF	10.00	10.00	100	1994	1994	3	20	520																				
2	0510	GARAGE WD-	0	0 38 12	456.00	SF	26.95	26.95	100	2005	2005	3	36	4,424																				
3	0810	CONCRETE A	0	0 36 3	108.00	SF	6.50	6.50	100	2005	2005	3	84	590																				
4	0681	POLE SHED	0	0 50 40	2,000.00	SF	15.00	15.00	100	2009	2009	3	52	15,600																				
5	0300	BOAT DCK W	0	0 18 4	72.00	SF	30.00	30.00	100	2009	2009	3	52	1,123																				
6	0311	WD GANG WY	0	0 0 0	18.00	SF	45.00	45.00	100	2009	2009	3	35	284																				
7	0303	FLT DOCK W	0	0 20 10	200.00	SF	26.00	26.00	100	2009	2009	3	52	2,704																				
8	0681	POLE SHED	0	0 96 70	6,720.00	SF	11.25	11.25	100	2011	2011	3	60	45,360																				
LAND DESCRIPTION																TOTAL OB/XF										70,605								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																	
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	90.80	AC		1.00	1.00	1.00	390.00	390.00	35,412																	
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	190.00	190.00	486																	
4	009910	M	MARKET VALUE	0			0.00	0.00	93.36	AC		1.00	1.00	1.00	5,500.00	5,500.00	513,480																	
REVIEW DATE		03/10/2022		BY	TWA		Total Acres: 94.36		Total Land Value: 80,898		Market: 513,480		Agricultural: 35,898		Common: 45,000		PRINTED 07/30/2025 BY SYS																	