

**DEAN ZOEY/
36121 CHARIS WAY
CALLAHAN, FL 32011**

26-3N-24-0000-0001-0060

NASSAU COUNTY PROPERTY						PAGE 1 of 1	4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				258,925			
TOTAL MARKET OB/XF VALUE				7,556			
TOTAL LAND VALUE - MARKET				39,060			
TOTAL MARKET VALUE				305,541			
SOH/AGL Deduction				34,516			
ASSESSED VALUE				271,025			
TOTAL EXEMPTION VALUE				HX HB	50,722		
BASE TAXABLE VALUE				220,303			
TOTAL JUST VALUE				305,541			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				280,282			
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
22003250		REPAIR/RRF		14,000		02/28/2022	
B0310993		NEW CONSTR		133,940		01/04/2003	
SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	2/16/2022	CN	Q	I	01	340,000	
GRANTOR: NICHOLAS DAVID L & CO							
GRANTEE: DEAN ZOEV							
2538/0903	2/09/2022	QC	U	I	11	350,000	
GRANTOR: NICHOLAS DAVID L & CO							
GRANTEE: NICHOLAS DAVID L &							
BUILDING NOTES							
BUILDING DIMENSIONS							
BAS=[YR=2003] W10 FSP=[YR=2003] N18 W18 S18 E18\$ W48 S30							
FGR=[YR=2003] S21 E21 N21 W21\$ E21 S3 E21 FOP=[YR=2003] E16							
N5 W16 S5\$ N5 E16 N28\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
39,060							
Common: 39,060				PRINTED 07/30/2025 BY SYS			