PT OF W1/2 OF LOT 19
IN OR 553/1139
MAP OF TWNSHP 3,4 & 5N-RNG 23

MACOMBER ALVINA
PO BOX 1541
YULEE, FL 32041

2025

26-3N-24-2300-0019-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

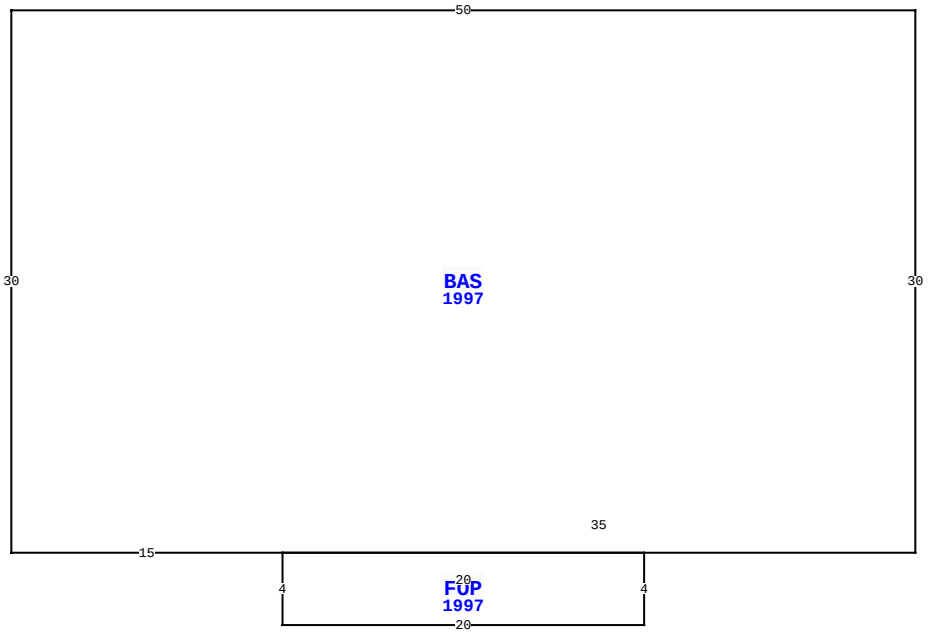
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1997	1,500	143,346
FOP	80	30	1997	24	2,294
TOTALS	1,580			1,524	145,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,524	110.1600	110.16	167,884	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 0 Heated Area: 1500 HX Base Yr



36002 LEAFY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		145,639
TOTAL MARKET OB/XF VALUE		4,900
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		206,789
SOH/AGL Deduction		107,116
ASSESSED VALUE		99,673
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,951
TOTAL JUST VALUE		206,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003489	REPAIR/RRF	7,758	04/23/2020
B9602577	NEW CONSTR	76,000	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0553/1139	10/05/1988	WD	Q	I		15,000
GRANTOR: ROBERSON JOSEPH F & L						
GRANTEE: MACOMBER ALVINA						
0380/0123	2/24/1983	WD	Q	I		14,000
GRANTOR: LEWIS H D & MAUREESE						
GRANTEE: ROBERSON JOSEPH F &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W50 S30 E15 FOP=[YR=1997] S4 E20 N4 W20 $ E35 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	450.00	SF	6.50	6.50	100	1998	1998	3	73	2,135	

LAND DESCRIPTION

TOTAL OB/XF 4,900

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	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS