PT OF LOTS 37 38 E OF RR &
LOTS 59 60 & E1/2 OF 61 &
(EX S-2 OF LOT 37,

LEE FREDDIE R & JOYCE E L/E/
36040 VICTORY LANE
CALLAHAN, FL 32011

2025

27-3N-24-2020-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

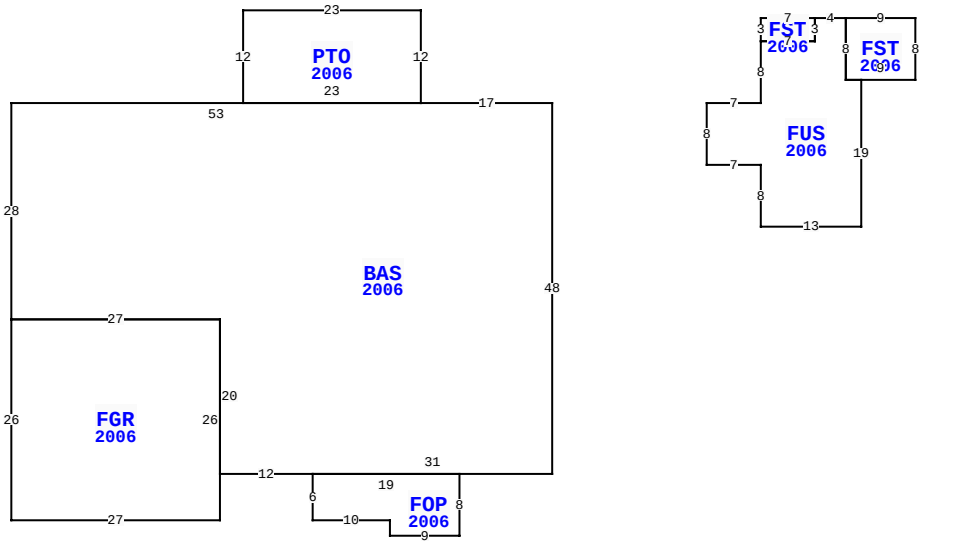
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,820	100	2006	2,820	294,448
FGR	702	55	2006	386	40,304
FOP	132	30	2006	40	4,176
FST	21	55	2006	12	1,253
FST	72	55	2006	40	4,176
FUS	370	100	2006	370	38,633
PTO	276	5	2006	14	1,462
TOTALS	4,393			3,682	384,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,682	91.4490	120.71	444,454	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 0 Heated Area: 3190 HX Base Yr 2007



36040 VICTORY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,453
TOTAL MARKET OB/XF VALUE		30,286
TOTAL LAND VALUE - MARKET		430,265
TOTAL MARKET VALUE		468,778
SOH/AGL Deduction		203,805
ASSESSED VALUE		264,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		214,251
TOTAL JUST VALUE		845,004
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		800,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429485	ADDITION	0	10/01/2014
B1429487	ADDITION	0	10/01/2014
B18063	XFOB	23,200	10/31/2006
C0412392	CO ISSUED	210,544	02/02/2004
B0412392	NEW CONSTR	210,544	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/0214	8/08/2007	WD	U	I	18	100
GRANTOR: LEE FREDDIE R & JOYCE						
GRANTEE: LEE FREDDIE & JOYCE						
0624/1091	4/25/1991	WD	Q	V		31,000
GRANTOR: BEVERLY RON & MARIA						
GRANTEE: LEE FREDDIE & JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 PTO=[YR=2006] N12 W23 S12 E23$ W53 S28 FGR=[YR=2006] S26 E27 N26 W27$ E27 S20 E12 FOP=[YR=2006] S6 E10 S2 E9 N8 W19$ E31 N48$ PTR=E20 FUS=[YR=2006] E7 N8 FST=[YR=2006] N3E7S3W7$E7N3E4 FST=[YR=2006] E9S8W9N8$S8E2 S19 W13 N8 W7 N8$ W20$.

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	0681	POLE SHED	0	0	0	0	2,568.00	SF	11.25	11.25	100	1965	1965	3	20	5,778	
2	1127	BRICK 8"	0	100	16	3	48.00	SF	5.50	5.50	100	2006	2006	3	96	253	
3	0812	CONCRETE C	0	100	0	0	1,332.00	SF	4.00	4.00	100	2006	2006	3	86	4,582	
4	0940	SHEDS/PORT	0	100	12	11	132.00	SF	18.00	18.00	100	2006	2006	3	24	570	
5	2701	QUONSET GD	0	100	60	30	1,800.00	SF	12.75	12.75	100	2007	2007	3	58	13,311	
6	0825	BRICK	0	100	0	0	27.00	SF	12.50	12.50	100	2006	2006	3	96	324	
7	2605	GRNHS PL 1	0	100	60	30	1,800.00	SF	2.25	2.25	100	2005	2005	3	54	2,187	
8	2605	GRNHS PL 1	0	100	60	30	1,800.00	SF	2.25	2.25	100	2005	2005	3	54	2,187	
9	2605	GRNHS PL 1	0	100	30	30	900.00	SF	2.25	2.25	100	2005	2005	3	54	1,094	

LAND DESCRIPTION

TOTAL OB/XF 30,286

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	005000	C	AGRICULTURAL	100	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	19.68	AC		1.00	1.00	1.00	390.00	390.00	7,675							
3	005100	A	CROPLAND1	0		OR	0.00	0.00	2.89	AC		1.00	1.00	1.00	375.00	375.00	1,084							
4	005970	A	AGRICULTURAL	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	70.00	70.00	280							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	26.57	AC		1.00	1.00	1.00	14,500.00	14,500.00	385,265							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 27.57 Total Land Value: 54,039 Market: 385,265 Agricultural: 9,039 Common: 45,000 PRINTED 07/30/2025 BY SYS