N1/2 OF NE1/4 OF NW1/4
PT OR 1788/1674
EX ESMT IN OR 171/662 &

ROCHAY ANGELA A & ZJON ANDRA
45032 COQUINA WAY
CALLAHAN, FL 32011

**2025**

**36-2N-24-0000-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 6000 | PASTURELAND 1 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

COQUINA WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 02/10/2025 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 8,640 |
| TOTAL LAND VALUE - MARKET | 278,835 |
| TOTAL MARKET VALUE | 14,417 |
| SOH/AGL Deduction | 3,943 |
| ASSESSED VALUE | 10,474 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,474 |
| TOTAL JUST VALUE | 287,475 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 374,730 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E23023 | ELEC OTHER | 0 | 10/01/2010 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1788/1674 | 3/29/2012 | WD | Q | I | 01 | 226,000 |
| GRANTOR: AVERY DAVID B | | | | | | |
| GRANTEE: ROCHAY ANGELA A & Z | | | | | | |
| 1664/0222 | 2/10/2010 | WD | Q | I | 01 | 322,000 |
| GRANTOR: GRUIS SARAH M & OTIS | | | | | | |
| GRANTEE: AVERY DAVID B | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0511 | GARAGE CB- | 0 | 0 | 36 | 20 | 720.00 | SF | 40.00 | 40.00 | 100 | 1980 | 1980 | 3 | 30 | 8,640 | |

### LAND DESCRIPTION

TOTAL OB/XF 8,640

| 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 | 005901 | A | HARDWOOD SI | 0 | | OR | 0.00 | 0.00 | 9.23 | AC | | 1.00 | 1.00 | 1.00 | 225.00 | 225.00 | 2,077 | | | | | | | |
| 2 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,700 | | | | | | | |
| 3 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 19.23 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 278,835 | | | | | | | |

REVIEW DATE 07/09/2020 BY TWA Total Acres: 19.23 Total Land Value: 5,777 Market: 278,835 Agricultural: 5,777 Common: 0 PRINTED 07/30/2025 BY SYS