PT N1/2 OF NE1/4 OF NW1/4 OF
SEC 36-2N-24E IN OR 1788/1674
(EX ESMT IN OR 171/662)

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

2025

36-2N-24-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

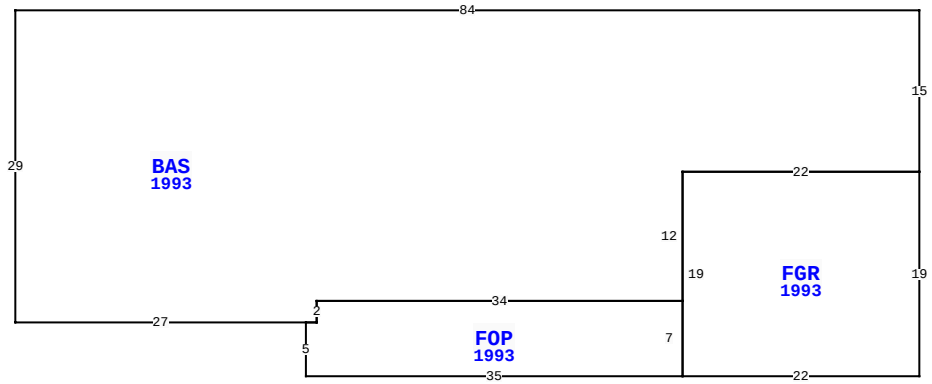
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	1993	2,060	149,787
FGR	418	55	1993	230	16,724
FOP	243	30	1993	73	5,308
TOTALS	2,721			2,363	171,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,363	105.8400	105.84	250,100	1973	1978	0	0	0	31.30	68.70

1 SINGLE FAM – 100% - 2014 Heated Area: 2060 HX Base Yr 2014



45032 COQUINA WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		171,819
TOTAL MARKET OB/XF VALUE		17,541
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		234,360
SOH/AGL Deduction		109,146
ASSESSED VALUE		125,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,492
TOTAL JUST VALUE		234,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24135	REPAIR/RRF	500	11/01/2010

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

BAS=[YR=1993] W84 S29 E27 FOP=[YR=1993] S5 E35
FGR=[YR=1993] E22 N19 W22 S19 $ N7 W34 S2 W1 $ E1 N2 E34 N12 E22 N15 $.

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	1980	1980	3	44	1,540	
2	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2004	2004	3	32	12,240	
3	0845	KOOL DECK	0	100	0	0	625.00	SF	7.25	7.25	100	2004	2004	3	83	3,761	

LAND DESCRIPTION

TOTAL OB/XF 17,541

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/09/2023 BY WWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS