PT N1/2 OF NE1/4 OF NW1/4 OF
SEC 36-2N-24E IN OR 904/50
(EX ESMT IN OR 171/662)

DEDITCH HEATHER A & JOHN J
45116 COQUINA WAY
CALLAHAN, FL 32011

2025

36-2N-24-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

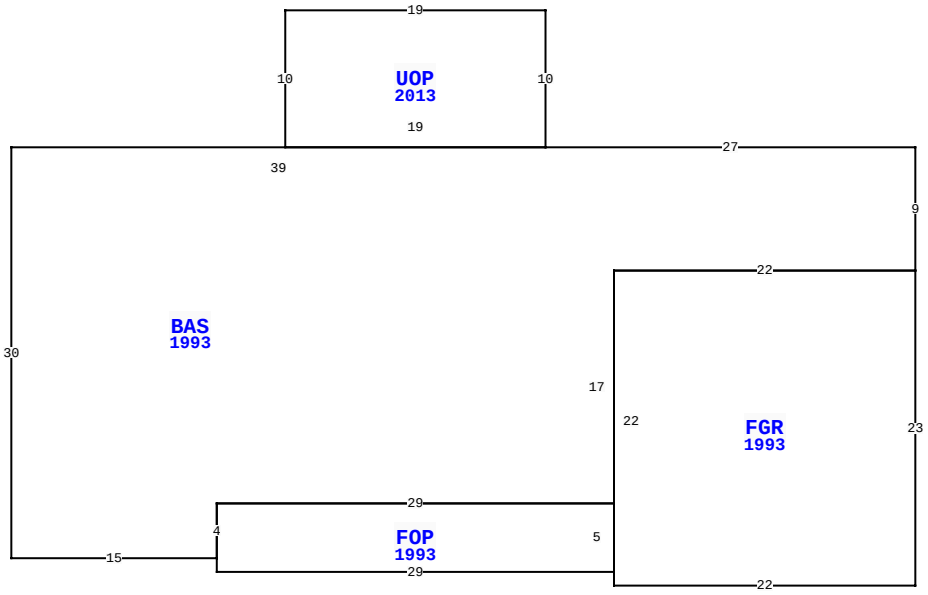
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,402	100	1993	1,402	128,288
FGR	506	55	1993	278	25,438
FOP	145	30	1993	44	4,026
UOP	190	20	2013	38	3,477
TOTALS	2,243			1,762	161,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	144.1000	144.10	253,904	1970	1971	0	0	0	36.50	63.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1402 HX Base Yr 2000



45116 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		161,229
TOTAL MARKET OB/XF VALUE		1,428
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		207,657
SOH/AGL Deduction		108,851
ASSESSED VALUE		98,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,084
TOTAL JUST VALUE		207,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R240008943	METAL ROOF OVER E	8,500	08/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0904/0050	10/18/1999	WD	Q	I		50,000

GRANTOR: BOHANAN SARAH & SARAH
GRANTEE: DEDITCH HEATHER & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2013] N10 W19 S10 E19$ W39 S30 E15 FOP=[YR=1993] S1 E29 FGR=[YR=1993] S1 E22 N23 W22 S22$ N5 W29 S4$ N4 E29 N17 E22 N9$.

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	0810	CONCRETE A	0	100	20	14	280.00	SF	6.50	6.50	100	1970	1970	3	20	364	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.4	1,064	

LAND DESCRIPTION

TOTAL OB/XF 1,428

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/20/2025 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS