PT S1/2 OF NE1/4 OF NW1/4 OF
SEC 36-2N-24E OR 2753/832
(EX ESMT OR 531/637)

DEW BRANDY LEE
45001 COQUINA WAY
CALLAHAN, FL 32011

2025

36-2N-24-0000-0003-0000

BUILDING CHARACTERISTICS

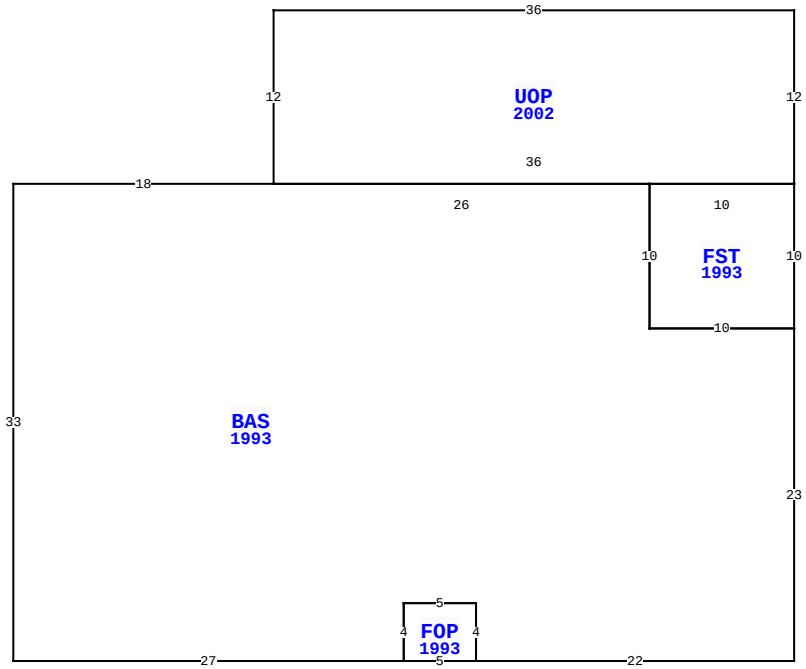
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,662	100	1993	1,662	161,522
FOP	20	30	1993	6	583
FST	100	55	1993	55	5,345
UOP	432	20	2002	86	8,358
TOTALS	2,214			1,809	175,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,809	95.0000	125.40	226,849	1974	1979	0	0	0	22.50	77.50

1 SNGL FAM – 100% - 2025 Heated Area: 1662 HX Base Yr 2025



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

45001 COQUINA WAY, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,808
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		98,000
TOTAL MARKET VALUE		273,808
SOH/AGL Deduction		0
ASSESSED VALUE		273,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,086
TOTAL JUST VALUE		273,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016764	SHINGLES	10,695	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2753/832	12/02/2024	QC	U	I	11	100
GRANTOR: KELLEY ZANA M						
GRANTEE: DEW BRANDY LEE						
1131/1381	4/23/2003	WD	U	I	18	100
GRANTOR: BARBER WINONA L/E						
GRANTEE: BARBER ZANA M						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W36 S12 BAS=[YR=1993] W18 S33 E27
FOP=[YR=1993] E5 N4 W5 S4$ N4 E5 S4 E22 N23 FST=[YR=1993]
N10 W10 S10 E10 $ W10N10 W26 $ E36 N12 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	35,000.00	35,000.00	35,000							
2	000100	C	RES	100	0007	OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	35,000.00	35,000.00	63,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.80 Total Land Value: 98,000 Market: 0 Agricultural: 0 Common: 98,000 PRINTED 07/30/2025 BY SYS