PT S1/2 OF NE1/4 OF NW1/4 OF
SEC 36-2N-24E IN OR 1131/1388
(EX PT IN OR 528/465)

BARBER JOSEPH W
45002 COQUINA WAY
CALLAHAN, FL 32011

2025

36-2N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

44908 COQUINA WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/21/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,200
TOTAL LAND VALUE - MARKET	211,575
TOTAL MARKET VALUE	21,871
SOH/AGL Deduction	11,129
ASSESSED VALUE	10,742
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,742
TOTAL JUST VALUE	227,775
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530747	XFOB	0	07/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/1388	4/23/2003	WD	Q	V	01	100

GRANTOR: BARBER WINONA D
GRANTEE: BARBER JOSEPH W

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	0681	POLE SHED	0	0	40	36	1,440.00	SF	15.00	15.00	100	2015	2015	3	75	16,200	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.85	AC		1.00	1.00	1.00	525.00	525.00	5,171							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.85	AC		1.00	1.00	1.00	19,500.00	19,500.00	211,575							

REVIEW DATE 06/08/2021 BY TWA Total Acres: 10.85 Total Land Value: 5,671 Market: 211,575 Agricultural: 5,671 Common: 0 PRINTED 07/30/2025 BY SYS