PT S1/2 OF NE1/4 OF NW1/4 OF SEC
IN OR 2562/863 PARCEL 3
PARCEL 3

BARBER TYLER CHRISTOPHER/HOTARD DESTANY NICOLE
44941 COQUINA WAY
CALLAHAN, FL 32011

2025

36-2N-24-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

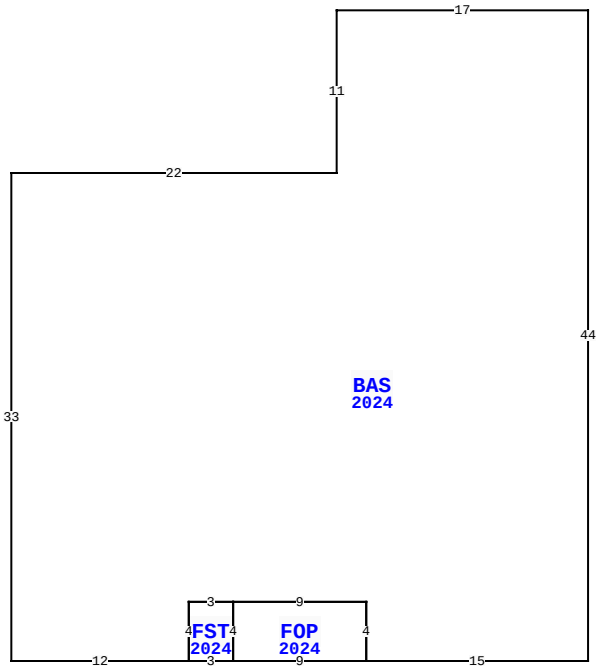
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	2024	1,426	199,440
FOP	36	30	2024	11	1,538
FST	12	55	2024	7	979
TOTALS	1,474			1,444	201,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,444	105.9552	139.86	201,958	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 1426 HX Base Yr 2025



44941 COQUINA WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,958
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		279,658
SOH/AGL Deduction		0
ASSESSED VALUE		279,658
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,936
TOTAL JUST VALUE		279,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,843

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220016967	CO ISSUED		11/30/2023
22016967	NEW CONSTR	241,746	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2562/0863	4/29/2022	QC	U	V	11	100
GRANTOR: BARBER TYLER CHRISTOP						
GRANTEE: BARBER TYLER C & DE						
2555/1957	4/18/2022	QC	U	V	11	100
GRANTOR: BARBER JOSEPH WILLARD						
GRANTEE: BARBER TYLER CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W17 S11 W22 S33 E12 N4 E3 E9 S4 E15 N44 $
FOP=[YR=2024;ORIG=106,40] E9 S4 W9 N4 $
FST=[YR=2024;ORIG=103,40] E3 S4 W3 N4 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	2.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,700							

REVIEW DATE 01/04/2023 BY WW Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS