PT OF SW 1/4 OF SW 1/4
IN OR 1684/1709
PAR 9-3 & 9-6

STOKES GENE H & CHARRON R KRAST
43334 FREEDOM DRIVE
CALLAHAN, FL 32011

2025

36-2N-24-0000-0009-0030

BUILDING CHARACTERISTICS

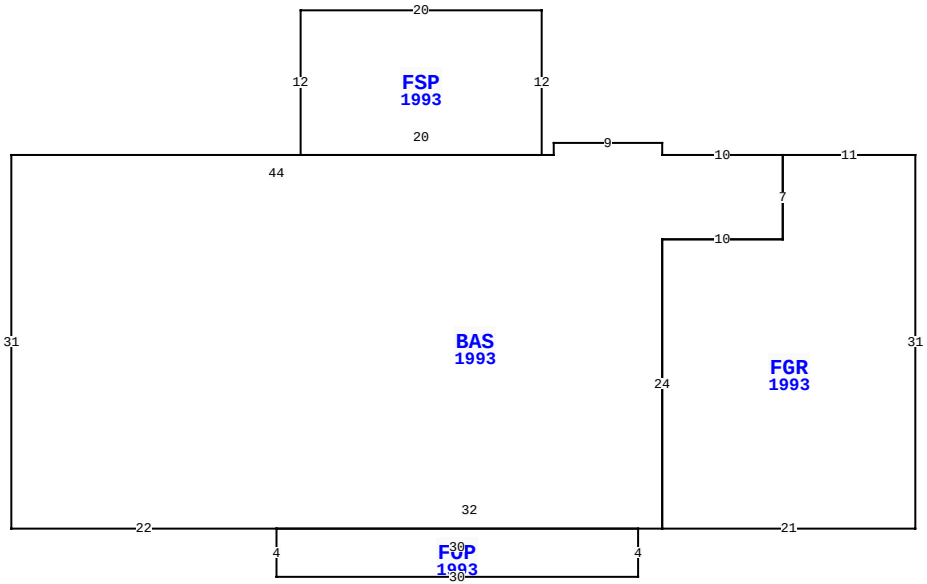
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	1,753	100	1993	1,753	183,503
FGR	581	55	1993	320	33,497
FOP	120	30	1993	36	3,768
FSP	240	40	1993	96	10,049
TOTALS	2,694			2,205	230,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,205	108.4860	143.20	315,756	1986	1986	0	0	0	26.90	73.10

1 SNGL FAM – 0% - 2025 Heated Area: 1753 HX Base Yr



34019 AMERICA LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	230,818
TOTAL MARKET OB/XF VALUE	3,549
TOTAL LAND VALUE - MARKET	70,700
TOTAL MARKET VALUE	305,067
SOH/AGL Deduction	0
ASSESSED VALUE	305,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	305,067
TOTAL JUST VALUE	305,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006784	NEW RES AC	29,657	06/23/2025
B19384	ADDITION	0	02/01/2007
5623	CHNGE SRVC	0	01/10/1989
3516	N/A	54,800	07/28/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2738/471	9/13/2024	WD	Q	I	01	350,000
GRANTOR: BURCH CARMEN S						
GRANTEE: STOKES GENE H & CHA						
2679/464	11/09/2023	FJ	U	I	11	0
GRANTOR: STARLING DEBORAH B ES						
GRANTEE: BURCH CARMEN S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W11 BAS=[YR=1993] W10 N1 W9 S1 W1 FSP=[YR=1993] N12 W20 S12 E20 $ W44 S31 E22 FOP=[YR=1993] S4 E30 N4 W30 $ E32 N24 E10 N7 $ S7 W10 S24 E21 N31 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0810	CONCRETE A	0	0	20	20	472.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,519	

LAND DESCRIPTION

TOTAL OB/XF 3,549

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	0	0005	OR	0.00	0.00	2.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,700							

REVIEW DATE 03/25/2025 BY WWA Total Acres: 2.02 Total Land Value: 70,700 Market: 0 Agricultural: 0 Common: 70,700 PRINTED 07/30/2025 BY SYS