

PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 504/140
(EX R/W IN OR 605/1200)

KILBY DIANE E
54064 ROCK TRAIL
CALLAHAN, FL 32011

2025

37-1N-25-0000-0010-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1993	1,844	161,653
FGR	378	55	1993	208	18,234
FOP	76	30	1993	23	2,017
FST	70	55	1993	38	3,331

TOTALS	2,368			2,113	185,234
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	100	31	21	651.00	SF	6.00	6.00	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	14.00	14.00	
3	0681	POLE SHED	0	100	40	13	520.00	SF	7.50	7.50	
4	0350	CARPORT WD	0	100	21	33	693.00	SF	6.50	6.50	
5	0812	CONCRETE C	0	100	0	0	2,249.00	SF	4.00	4.00	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	6.90	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,113	116.4240	116.42	245,995	1990	1990		0	0	24.70
1 SINGLE FAM - 100% - 0											
Heated Area: 1844											
HX Base Yr 1988											
54064 ROCK TRL, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		185,234	
TOTAL MARKET OB/XF VALUE		8,251	
TOTAL LAND VALUE - MARKET		134,550	
TOTAL MARKET VALUE		328,035	
SOH/AGL Deduction		188,636	
ASSESSED VALUE		139,399	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		88,677	
TOTAL JUST VALUE		328,035	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,871	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6139	NEW CONSTR	72,270	11/28/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0504/0140	11/21/1986	WD	U	I	
GRANTOR: DAUGHERTY RICHARD E &					SALE PRICE
GRANTEE: KILBY WILLIAM H & D					50,000
0367/0695	8/01/1982	FS	U	I	155
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 S16 W32 FST=[YR=1993] W7 S10 FGR=[YR=1993] S18 E21 N18 W21 \$ E7 N10 \$ S10 E14 S18 E10 FOP=[YR=1993] E19 N4 W19 S4 \$ N4 E19 S4 E18 N44 \$.											