PT OF LOTS 5 & 15
IN OR 2596/695
FLA LAND SYNDICATE SUB PB 0/42

LUNA COURTNEY ANN
54140 PARKS ROAD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

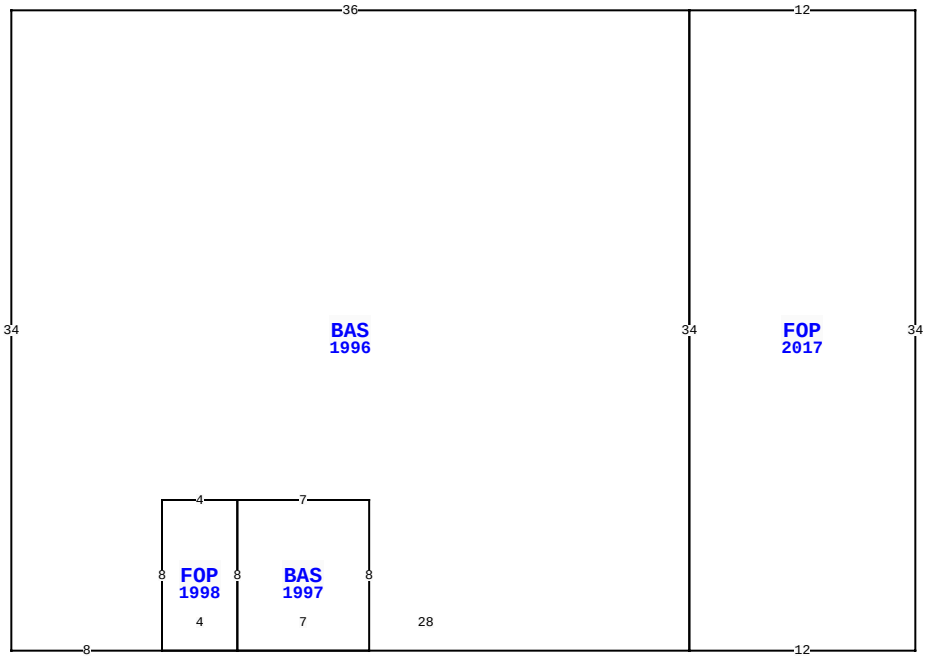
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,224	100	1996	1,224	142,979
BAS	56	100	1997	56	6,541
FOP	32	30	1998	10	1,168
FOP	408	30	2017	122	14,251
TOTALS	1,720			1,412	164,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,412	121.6800	121.68	171,812	1996	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1280 HX Base Yr 2023



54140 PARKS RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		164,940
TOTAL MARKET OB/XF VALUE		720
TOTAL LAND VALUE - MARKET		40,635
TOTAL MARKET VALUE		206,295
SOH/AGL Deduction		12,616
ASSESSED VALUE		193,679
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		137,957
TOTAL JUST VALUE		206,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603023	NEW CONSTR	38,706	01/01/1996
8215	DEMOLITION	0	07/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0695	10/12/2022	WD	Q	I	01	200,000
GRANTOR: TALLEY RACHEL N F/K/A						
GRANTEE: SLATER COURTNEY ANN						
2233/1284	10/16/2018	WD	U	I	30	94,000
GRANTOR: GODWIN ELEISE B						
GRANTEE: TURNER RACHEL N						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 BAS=[YR=1996] W36 S34 E8 FOP=[YR=1998] E4
BAS=[YR=1997] E7 N8 W7 S8 $ N8 W4 S8$E28 N34$ S34 E12 N34$. .

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	1242	WD DECK A	0	100	0	0	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	0005	OR	0.00	0.00	0.60	AC		1.00	1.00	1.50	45,000.00	67,500.00	40,635							

REVIEW DATE 05/25/2022 BY TWA Total Acres: 0.60 Total Land Value: 40,635 Market: 0 Agricultural: 0 Common: 40,635 PRINTED 07/30/2025 BY SYS