LOT 1 &
PT ABNDED R/W RESOLUTION 98-46
ESMT IN OR 612/538

DUNFORD KEVIN DEWAYNE & AMANDA DAWN
36104 STARR LN
CALLAHAN, FL 32011

2025

37-3N-24-2720-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

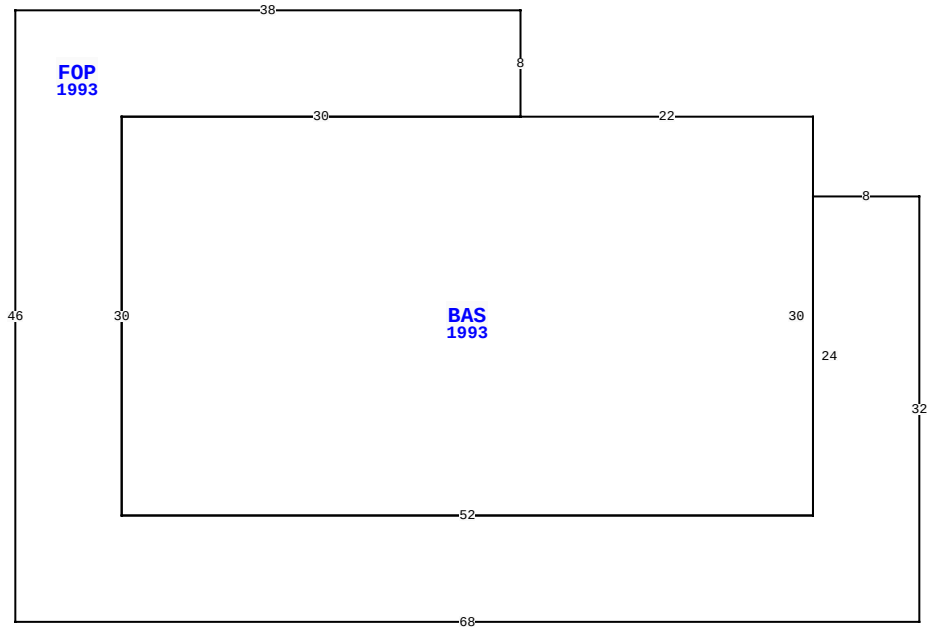
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	159,107
FOP	1,280	30	1993	384	39,165
TOTALS	2,840			1,944	198,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	120.7017	120.70	234,641	1991	1991	0	0	0	15.50	84.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1560 HX Base Yr 2020



36104 STARR LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,272
TOTAL MARKET OB/XF VALUE		11,167
TOTAL LAND VALUE - MARKET		73,500
TOTAL MARKET VALUE		282,939
SOH/AGL Deduction		87,357
ASSESSED VALUE		195,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,860
TOTAL JUST VALUE		282,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4924	NEW CONSTR	58,728	05/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0866	4/01/2019	WD	U	I	11	100
GRANTOR: GALVAN LEOPOLDO & KRI						
GRANTEE: DUNFORD KEVIN DEWAY						
1877/1636	9/05/2013	SW	Q	I	02	157,000
GRANTOR: PUBLIX EMPLOYEES FEDE						
GRANTEE: GALVAN LEOPOLDO & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N8 W38 S46 E68 N32W8 S24 W52 N30 E30$ W30 S30 E52 N30$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0200	BARN WD 0-	0	100	45	34	1,530.00	SF	20.00	20.00	100	2000	2000	3	27	8,262	
3	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2008	2008	3	31	595	

LAND DESCRIPTION

TOTAL OB/XF 11,167

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	2.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.10 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS