LOT 2 IN OR 2306/638 &
PT OF LOTS 5 & 6 (EX S-3)
IN OR 2306/638

PARM JOSEPH A & JESSICA H
36072 STARR LANE
CALLAHAN, FL 32011

2025

37-3N-24-2720-0002-0000

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	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

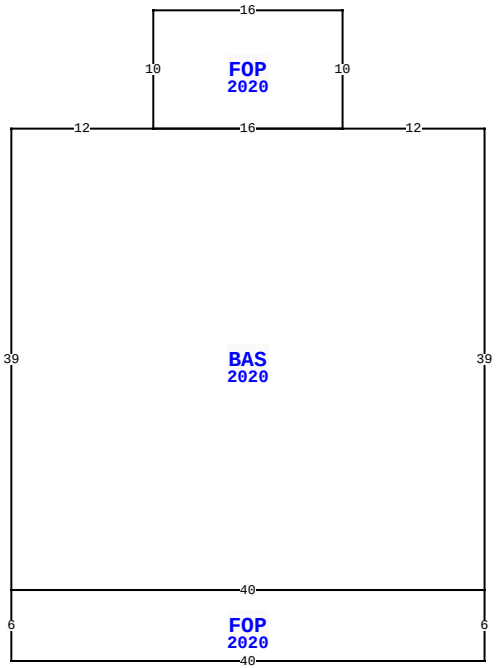
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2020	1,560	251,511
FOP	160	30	2020	48	7,739
FOP	240	30	2020	72	11,608
TOTALS	1,960			1,680	270,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,680	124.0000	163.68	274,982	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 1560 HX Base Yr 2021



36072 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		289,040
TOTAL MARKET OB/XF VALUE		65,497
TOTAL LAND VALUE - MARKET		85,750
TOTAL MARKET VALUE		440,287
SOH/AGL Deduction		176,022
ASSESSED VALUE		264,265
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,543
TOTAL JUST VALUE		440,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018097	ADDITION	17,000	12/09/2022
22013034	SWIM POOL	30,000	08/24/2022
20006720	GARAGE	50,232	07/30/2020
20003142	CO ISSUED	0	04/13/2020
19011077	NEW CONSTR	203,591	10/22/2019
8991	MH MOVE-ON	8,700	08/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2306/0638	9/20/2019	WD	Q	I	02	73,500
GRANTOR: RUSSELL PREMIER PROPE						
GRANTEE: PARM JOSEPH A & JES						
2253/0171	2/04/2019	WD	Q	I	01	59,900
GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: RUSSELL PREMIER PRO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020;ORIG=-60,35] E40 N6 W40 S6 $
BAS=[YR=2020;ORIG=-60,-10] E12 E16 E12 S39 W40 N39 $
FOP=[YR=2020;ORIG=-48,-20] E16 S10 W16 N10 $
.

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	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2024	2023		98	37,485	
2	0911	SCRN RM A	0	100	0	0	1,291.00	SF	17.50	17.50	100	2024	2023		97	21,915	
3	0845	KOOL DECK	0	100	0	0	841.00	SF	7.25	7.25	100	2024	2023		100	6,097	

LAND DESCRIPTION

TOTAL OB/XF 65,497

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	2.45	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,750							

REVIEW DATE 12/04/2023 BY WW Total Acres: 2.45 Total Land Value: 85,750 Market: 0 Agricultural: 0 Common: 85,750 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

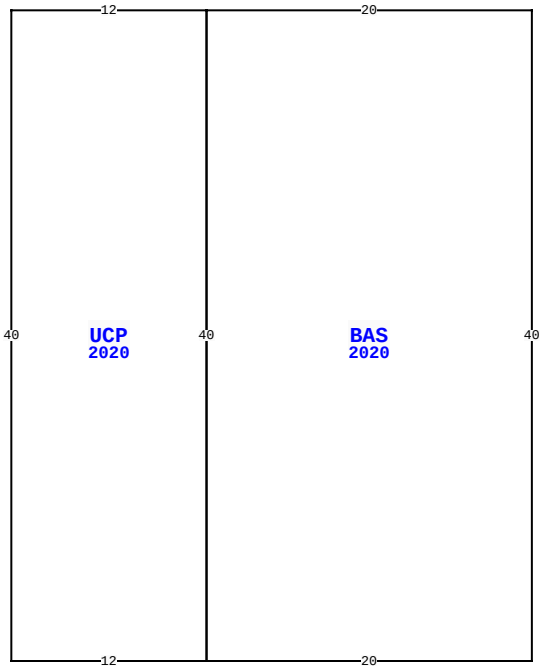
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2020	800	16,236
UCP	480	20	2020	96	1,948
TOTALS	1,280			896	18,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	896	57.1320	21.14	18,941	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 800 HX Base Yr 2021



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GRANTOR: QUANT STAFFINGS LLC						
GRANTEE: RUSSELL PREMIER PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 UCP=[YR=2020] W12 S40 E12 N40$ S40 E20 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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