PT OF LOT 6 S-1 & S-2
IN OR 563/455 & 668/1459
ESMT OR 691/361

LUCAS ELENOR C
36177 RUSTIC ACRES
CALLAHAN, FL 32011

2025

37-3N-24-2720-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 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

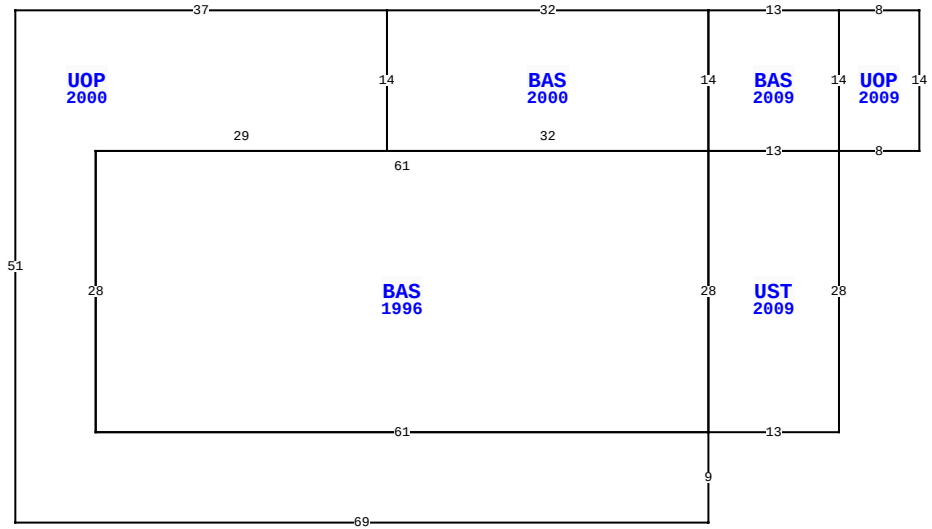
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	1996	1,708	110,105
BAS	448	100	2000	448	28,880
BAS	182	100	2009	182	11,732
UOP	1,363	20	2000	273	17,599
UOP	112	20	2009	22	1,418
UST	364	45	2009	164	10,572
TOTALS	4,177			2,797	180,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,797	81.6000	81.60	228,235	1996	1996	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1998 Heated Area: 2338 HX Base Yr 1998



36177 RUSTIC ACRES, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,079
TOTAL MARKET OB/XF VALUE		1,029
TOTAL LAND VALUE - MARKET		76,140
TOTAL MARKET VALUE		271,248
SOH/AGL Deduction		137,757
ASSESSED VALUE		133,491
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		77,769
TOTAL JUST VALUE		271,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5190	CO ISSUED	0	05/15/2009
MH5190	MH MOVE-ON	0	04/01/2009
P13748	OTHER	0	04/01/2009
E973387	NEW CONSTR	0	02/01/1997
B951744	NEW CONSTR	0	03/03/1995
7754	MH MOVE-ON	30,000	03/29/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0668/1459	10/22/1992	WD	U	V	07	100
GRANTOR: BUCHANAN HUGH JR & P						
GRANTEE: LUCAS WM & ELEANOR						
0648/0875	2/11/1992	WD	U	I	10	800
GRANTOR: BUCHANAN HUGH JR & P						
GRANTEE: LUCAS WM & ELENOR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2009] W8 BAS=[YR=2009] W13 BAS=[YR=2000] W32
UOP=[YR=2000] W37 S51 E69 N9 UST=[YR=2009] E13 N28 W13
BAS=[YR=1996] W61 S28 E61N28$ S28$ W61 N28 E29 N14$ S14 E32
N14$ S14 E13 N14$ S14 E8 N14$.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10	20.10	100	1989	1989	3	20	1,029	

LAND DESCRIPTION

TOTAL OB/XF 1,029

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	1.88	AC		1.00	1.00	0.90	45,000.00	40,500.00	76,140							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.88 Total Land Value: 76,140 Market: 0 Agricultural: 0 Common: 76,140 PRINTED 07/30/2025 BY SYS

PT OF LOT 6 S-1 & S-2
IN OR 563/455 & 668/1459
ESMT OR 691/361

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CALLAHAN, FL 32011

2025

37-3N-24-2720-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

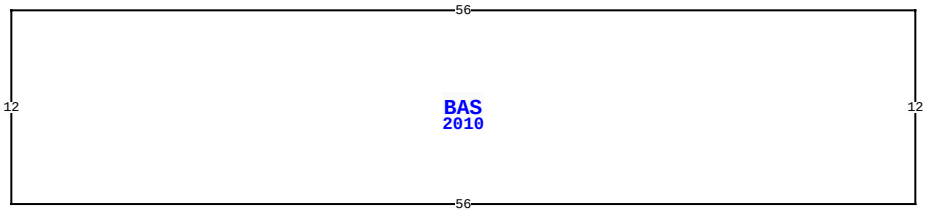
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	672	100	2010	672	13,773
TOTALS	672			672	13,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	85.4000	68.32	45,911	1979	1979	0	0	0	70.00	30.00

2 M/H 93- – 0% - 1998 Heated Area: 672 HX Base Yr 1998



36177 RUSTIC ACRES, CALLAHAN

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: BUCHANAN HUGH JR & P						
GRANTEE: LUCAS WM & ELEANOR						
0648/0875	2/11/1992	WD	U	I	10	800
GRANTOR: BUCHANAN HUGH JR & P						
GRANTEE: LUCAS WM & ELENOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W56 S12 E56 N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.88 Total Land Value: 76,140 Market: 0 Agricultural: 0 Common: 76,140 PRINTED 07/30/2025 BY SYS