PT OF E1/2 OF NW1/4
IN OR 2842/1901
ESMT OR 1511/61

SMITH SABRINA M
36351 BEANER LN
CALLAHAN, FL 32011

2026

02-2N-24-0000-0001-0150

BUILDING CHARACTERISTICS

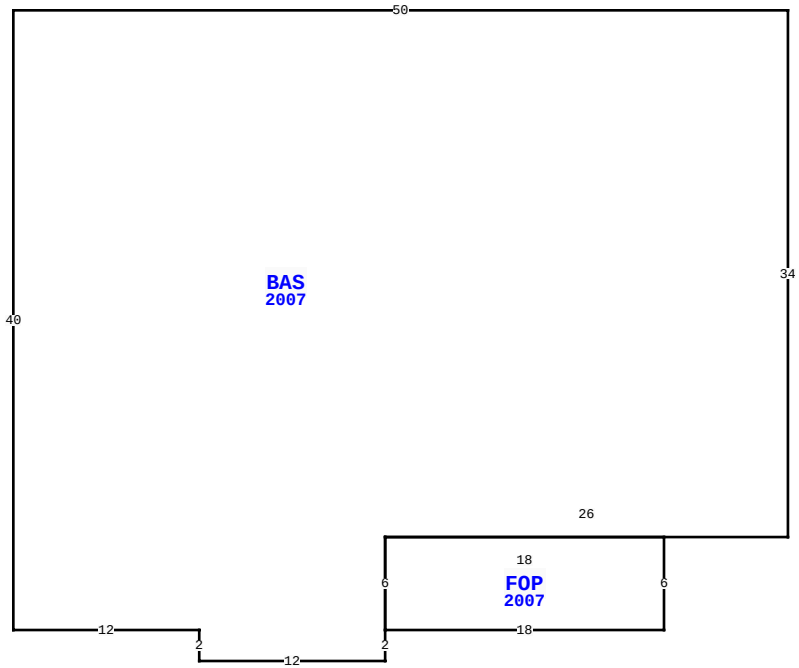
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	2007	1,868	220,028
FOP	108	30	2007	32	3,769
TOTALS	1,976			1,900	223,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,900	92.6100	128.73	244,587	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2008 Heated Area: 1868 HX Base Yr 2008



36351 BEANER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		223,797
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		260,658
SOH/AGL Deduction		138,087
ASSESSED VALUE		122,571
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,160
TOTAL JUST VALUE		413,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20102	NEW CONSTR	0	01/01/2007
C20102	CO ISSUED	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2842/1901	2/10/2025	QC	U	I	11	100
GRANTOR: SMITH KENO O						
GRANTEE: SMITH SABRINA M						
1488/1686	3/29/2007	QC	Q	V	06	100
GRANTOR: SILCOX JAMES H & TINA						
GRANTEE: SMITH KENO N & SABR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W50S40E12S2E12N2FOP200 7=E18N6W18S6$N6E26N34$.

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
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.78	AC		1.00	1.00	1.00	19,000.00	19,000.00	33,820							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	8.22	AC		1.00	1.00	1.00	370.00	370.00	3,041							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.22	AC		1.00	1.00	1.00	19,000.00	19,000.00	156,180							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 36,861 Market: 156,180 Agricultural: 3,041 Common: 33,820 PRINTED 07/09/2026 BY SYS