

NW1/4 OF NE1/4 & S1/2 OF NE1/4
PARCELS 2 & 2-3
IN OR 925/1319

STARLING DONNIE R & LYNDA L
33159 CONLEY ROAD
CALLAHAN, FL 32011

2026

20-1N-24-0000-0002-0000



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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2006	864	96,482
FGR	336	55	2006	185	20,658
PTO	48	5	2006	2	224
UCP	816	20	2006	163	18,203
UOP	120	20	2006	24	2,680

TOTALS	2,184			1,238	138,246
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	14	336.00	SF	28.00		
2	0681	POLE SHED	0	0	36	24	864.00	SF	15.00		
3	0681	POLE SHED	0	0	14	10	140.00	SF	15.00		
5	0680	POLE SHED	0	100	24	10	240.00	SF	10.00		
6	0300	BOAT DCK W	0	100	15	15	225.00	SF	40.00		
7	1242	WD DECK A	0	100	12	8	96.00	SF	10.00		
8	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00		
9	0680	POLE SHED	0	0	40	36	1,440.00	SF	10.00		
10	1242	WD DECK A	0	0	0	0	320.00	SF	2.50		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC	
2	009530	C	POND	100		OR	0.00	0.00	2.00	AC	
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	59.01	AC	
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC	
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	74.01	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,238	118.8260	124.77	154,465	2004	2004	0	0	0	10.50	89.50	
1 SINGLE FAM 100% - 2007 Heated Area: 864 HX Base Yr 2007													
BLD DATE: 05/12/2026 MLU XF DATE: 01/30/2025 KBA INC DATE:													

33159 CONLEY RD, CALLAHAN

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		155,382	
TOTAL MARKET OB/XF VALUE		28,511	
TOTAL LAND VALUE - MARKET		841,110	
TOTAL MARKET VALUE		235,277	
SOH/AGL Deduction		52,795	
ASSESSED VALUE		182,482	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		131,071	
TOTAL JUST VALUE		1,025,003	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		660,887	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002303	XFOB	0	03/01/2018
MH5057	MH MOVE-ON	0	04/01/2008
P13166	OTHER	0	04/01/2008
E20712	ELEC OTHER	0	04/01/2008
M13774	MECH OTHER	0	04/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0925/1319	3/24/2000	WD	Q	V		42,500	
GRANTOR: BARROW ALMA M							
GRANTEE: STARLING DONNIE & L							
0583/0616	11/13/1989	WD	U	V		100	
GRANTOR: BARROW MOLLIE							
GRANTEE: BARROW ALMA M							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2006] W14 UCP=[YR=2006] W34 UOP=[YR=2006] N10 W12 S10 E12\$ BAS=[YR=2006] W36 S24 E30 PTO=[YR=2006] S8 E6 N8 W6\$ E6 N24\$ S24 E34 N24\$ S24 E14 N24\$.											

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