

LEE FREDDIE R & JOYCE E L/E/
36040 VICTORY LANE
CALLAHAN, FL 32011

27-3N-24-2020-0037-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

20

08

FACE BRICK 100
IRREGULAR 100

12

05

MODULAR MT 100
DRYWALL 100

14

07

CARPET 70

11

03

CLAY TILE 30
CENTRAL 100

04

04

AIR DUCTED 100

3 100

2.5 100

WOOD FRAME 100

1.5

00

1.5 100
0 100
NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

01

5000

9001.00

01

IMPROVED AG

MKT AREA

09

01

Quality Level 01

TOTALS

4,393

3,682

401,326

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

1

0681

POLE SHED

0 0 0 0

2,568.00

SF

11.25

11.25

100

1965

1965

3

20

5,778

4

0940

SHEDS/PORT

0 100 12 11

132.00

SF

18.00

18.00

100

2006

2006

3

22

523

5

2701

QUONSET GD

0 100 60 30

1,800.00

SF

12.75

12.75

100

2007

2007

3

56

12,852

LAND DESCRIPTION

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

1

005000

C

AGRICULTURAL

100

0007

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

13,000.00

13,000.00

13,000

2

005600

A

TIMBER 3 N S

0

OR

0.00

0.00

19.68

AC

1.00

1.00

1.00

395.00

395.00

7,774

3

005100

A

CROPLAND1

0

OR

0.00

0.00

2.89

AC

1.00

1.00

1.00

375.00

375.00

1,084

4

005970

A

AGRICULTURAL

0

OR

0.00

0.00

4.00

AC

1.00

1.00

1.00

70.00

70.00

280

5

009910

M

MARKET VALUE

0

OR

0.00

0.00

26.57

AC

1.00

1.00

1.00

13,000.00

13,000.00

345,410

REVIEW DATE

01/01/2023

BY CD

Total Acres: 27.57

Total Land Value: 22,138

Market: 345,410

Agricultural: 9,138

Common: 13,000

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MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,682

91.4490

127.11

468,019

2006

2006

0

0

14.25

85.75

1

SNGL FAM

100% - 0

Heated Area: 3190

HX Base Yr 2007

PLO

2006

FGR

2006

BAS

2006

FOP

2006

FST

2006

FUS

2006

36040 VICTORY LN, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/12/2026

MLU

01/28/2025

KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

401,326

19,153

358,410

442,617

170,505

272,112

51,411

220,701

778,889

0

845,004

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1429485

ADDITION

0

10/01/2014

B1429487

ADDITION

0

10/01/2014

B18063

XFOB

23,200

10/31/2006

C0412392

C0 ISSUED

210,544

02/02/2004

B0412392

NEW CONSTR

210,544

02/02/2004

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1518/0214

8/08/2007

WD

U

I

18

100

GRANTOR: LEE FREDDIE R & JOYCE

GRANTEE: LEE FREDDIE & JOYCE

0624/1091

4/25/1991

WD

Q

V

31,000

GRANTOR: BEVERLY RON & MARIA

GRANTEE: LEE FREDDIE & JOYCE

BUILDING NOTES

BAS=[YR=2006] W17 PT0=[YR=2006] N12 W23 S12 E23\$ W53 S28
FGR=[YR=2006] S26 E27 N26 W27\$ E27 S20 E12 FOP=[YR=2006] S6
E10 S2 E9 N8 W19\$ E31 N48\$ PTR=E20 FUS=[YR=2006] E7 N8
FST=[YR=2006] N3E7S3W7\$E7N3E4 FST=[YR=2006] E9S8W9N8\$SE2 S19
W13 N8 W7 N8\$ W20\$.