PT OF W1/2 OF E1/2
PARCELS 2-2 & 3-12
PT OR 2048/1080

ROCHAY HOWARD O JR & TAMMY ANNETTE
47100 ROCHAY RDG
CALLAHAN, FL 32011

2026

33-3N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

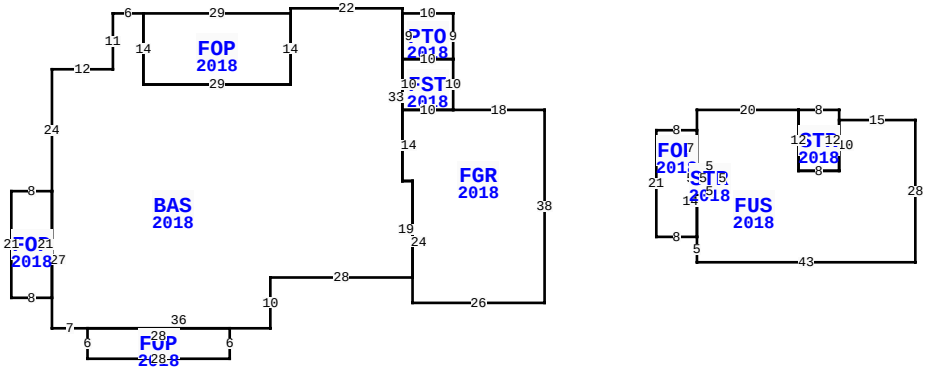
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,540	100	2018	3,540	588,418
FGR	1,016	55	2018	559	92,917
FOP	143	30	2018	43	7,147
FOP	168	30	2018	50	8,311
FOP	168	30	2018	50	8,311
FOP	406	30	2018	122	20,278
FST	100	55	2018	55	9,142
FUS	1,164	100	2018	1,164	193,480
PTO	90	5	2018	4	665
STR	25	10	2018	2	333
TOTALS	6,916			5,599	930,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	5,599	105.6828	175.43	982,233	2018	2018	0	0	0	5.25	94.75

1 SFR CUST 100% - 2019 Heated Area: 4704 HX Base Yr 2019



** This building has 11 Sub-Areas

47100 ROCHAY RDG, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		996,106
TOTAL MARKET OB/XF VALUE		49,440
TOTAL LAND VALUE - MARKET		303,450
TOTAL MARKET VALUE		1,153,144
SOH/AGL Deduction		319,628
ASSESSED VALUE		833,516
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		782,105
TOTAL JUST VALUE		1,348,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,351,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009038	GARAGE	100,380	12/01/2018
17003087	CO ISSUED	0	04/10/2018
17007460	SWIM POOL	55,485	01/01/2018
17003087	NEW CONSTR	583,791	07/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2048/1080	5/26/2016	WD	Q	V	05	225,000
GRANTOR: YOUNG GARY R & MELYND						
GRANTEE: ROCHAY HOWARD OSCAR						
1520/0279	8/20/2007	WD	Q	V	01	100
GRANTOR: YOUNG GARY R & MELYND						
GRANTEE: YOUNG GARY R						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W18 FST=[YR=2018] N10 PTO=[YR=2018] N9 W10 BAS=[YR=2018] N1 W22 S1 FOP=[YR=2018] W29 S14 E29 N14$ S14 W29 N14 W6 S11 W12 S24 FOP=[YR=2018] W8 S21 E8 N21$ S27 E7 FOP=[YR=2018] S6 E28 N6 W28$ E36 N10 E28 N19 W2 N33$ S9 E10$ W10 S10 E10$ W10 S14 E2 S24 E26 N38$ PTR=E30 FUS=[YR=2018] E20 STR=[YR=2018] E8 S12 W8 N12$ S12 E8 N10 E15 S28 W43 N5 FOP=[YR=2018] W8 N21 E8 S7 STR=[YR=2018] E5 S5 W5 N5$ S5 E5 N5 W5 S14$ N25$ W30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 49,440

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	7.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	102,200							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.80	AC		1.00	1.00	1.00	530.00	530.00	3,604							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	170.00	170.00	544							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	200,000							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 17.50 Total Land Value: 107,598 Market: 200,000 Agricultural: 4,148 Common: 103,450 PRINTED 07/09/2026 BY SYS

PT OF W1/2 OF E1/2
PARCELS 2-2 & 3-12
PT OR 2048/1080

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Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

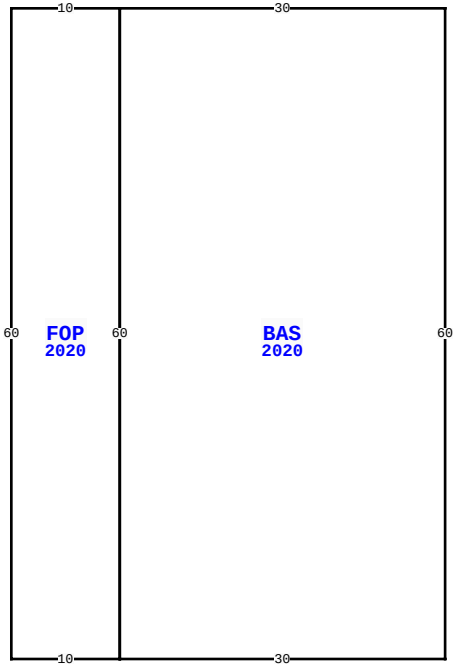
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2020	1,800	59,491
FOP	600	30	2020	180	5,949
TOTALS	2,400			1,980	65,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,980	90.1600	35.16	69,617	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2019 Heated Area: 1800 HX Base Yr 2019



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GRANTEE: ROCHAY HOWARD OSCAR						
1520/0279	8/20/2007	WD	Q	V	01	100
GRANTOR: YOUNG GARY R & MELYND						
GRANTEE: YOUNG GARY R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2020] W10 S60 E10 N60$ S60 E30 N60$.

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 05/14/2024 BY TWA Total Acres: 17.50 Total Land Value: 107,598 Market: 200,000 Agricultural: 4,148 Common: 103,450 PRINTED 07/09/2026 BY SYS