PT OF SW1/4 OF SE1/4
IN OR 2333/1436(EX 1-2)

LUCE DANNY D JR & JESSICA
36083 BETHEL CHURCH ROAD
CALLAHAN, FL 32011

2026

34-3N-24-0000-0001-0010

BUILDING CHARACTERISTICS

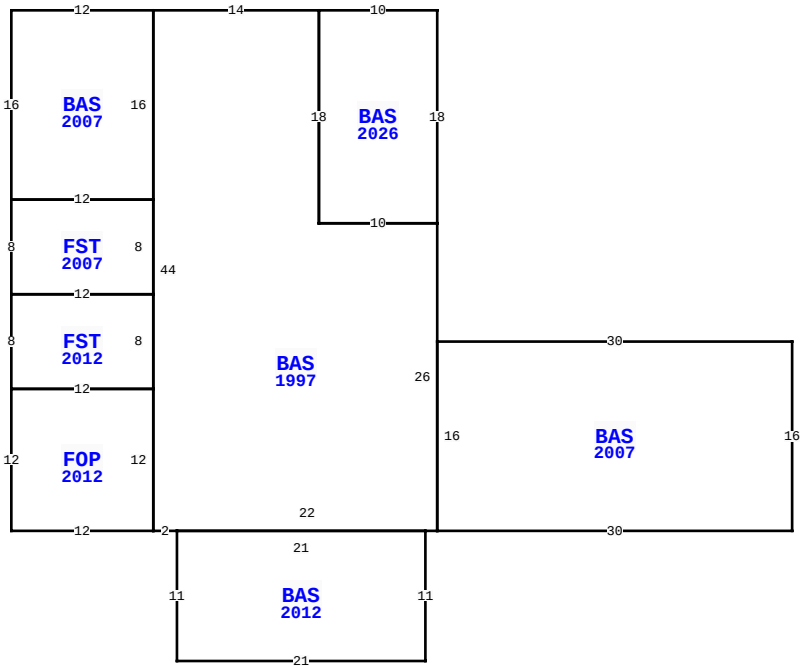
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		1 100
Frame	02	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	876	100	1997	876	81,937
BAS	192	100	2007	192	17,959
BAS	480	100	2007	480	44,897
BAS	231	100	2012	231	21,607
BAS	180	100	2026	180	16,836
FOP	144	30	2012	43	4,022
FST	96	55	2007	53	4,957
FST	96	55	2012	53	4,957
TOTALS	2,295			2,108	197,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	100.9400	105.99	223,427	1997	2001	0	0	0	11.75	88.25

1 SINGLE FAM 100% - 2005 Heated Area: 1959 HX Base Yr 2005



36083 BETHEL CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,355
TOTAL MARKET OB/XF VALUE		62,187
TOTAL LAND VALUE - MARKET		49,200
TOTAL MARKET VALUE		325,742
SOH/AGL Deduction		127,304
ASSESSED VALUE		198,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,027
TOTAL JUST VALUE		325,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002026	SWIM POOL	50,000	03/05/2020
B1632632	GARAGE	12,851	07/01/2016
B25760	ADDITION	1,200	02/01/2012
B0617154	ADDITION	32,010	10/31/2006
M11077	TANKS/BLRS	0	02/01/2006
B941519	GARAGE	10,608	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2333/1436	1/22/2020	WD	U	I	11	55,000
GRANTOR: LUCE DANNY D JR						
GRANTEE: LUCE DANNY D JR & J						
1023/0284	12/02/2001	WD	Q	I		82,000
GRANTOR: WALKER JAMES L JR						
GRANTEE: LUCE DANNY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997;ORIG=0,0] W10 N18 W14 S44 E2 E22 N26 $
BAS=[YR=2007;ORIG=0,26] E30 N16 W30 S16 $
BAS=[YR=2012;ORIG=-22,26] S11 E21 N11 W21 $
BAS=[YR=2007;ORIG=-24,-18] W12 S16 E12 N16 $
FOP=[YR=2012;ORIG=-36,14] S12 E12 N12 W12 $
FST=[YR=2007;ORIG=-36,-2] S8 E12 N8 W12 $
FST=[YR=2012;ORIG=-36,6] S8 E12 N8 W12 $
BAS=[YR=2026;ORIG=-10,-18] E10 S18 W10 N18 $
.

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
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	100	1999	1999	3	20	507	
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100	2012	2012	3	60	1,440	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	82	4,100	
10	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100	2025	2022		90	8,640	

LAND DESCRIPTION

TOTAL OB/XF 62,187

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	1.23	AC		1.00	1.00	1.00	40,000.00	40,000.00	49,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.23 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 07/09/2026 BY SYS

PT OF SW1/4 OF SE1/4
IN OR 2333/1436(EX 1-2)

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36083 BETHEL CHURCH ROAD
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2026

34-3N-24-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

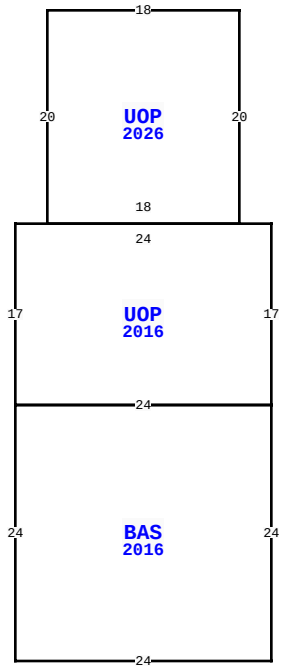
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2016	576	13,556
UOP	408	20	2016	82	1,930
UOP	360	20	2026	72	1,695
TOTALS	1,344			730	17,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	730	67.0450	26.15	19,090	2016	2016	0	0	0	10.00	90.00

2 GARAGE RES 100% - 2005 Heated Area: 576 HX Base Yr 2005



36083 BETHEL CHURCH RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: LUCE DANNY D JR & J						
1023/0284	12/02/2001	WD	Q	I		82,000
GRANTOR: WALKER JAMES L JR						
GRANTEE: LUCE DANNY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=-24,17] S24 E24 N24 W24 $
UOP=[YR=2016;ORIG=0,0] W24 S17 E24 N17 $
UOP=[YR=2026;ORIG=-21,-20] E18 S20 W18 N20 $
.

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 01/01/2023 BY CD Total Acres: 1.23 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 07/09/2026 BY SYS