

DEW BRANDY LEE
45001 COQUINA WAY
CALLAHAN, FL 32011

36-2N-24-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0304

COMP SHNGL 100
PLYWOOD 90

Interior Wall
Interior Floo

0514

DRYWALL 10
CARPET 80

Interior Floo
Air Condition

0803

SHT VINYL 20
CENTRAL 100

Heating Type
Bedrooms
Bathrooms

04

AIR DUCTED 100
4 100
2 100

Frame
Stories
Units

031.

MASONRY 100
1. 100
0 100

BUD8 Adjustme
Occupancy

0600

DIST 1D 100
NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

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

1,662

100

1993

1,662

161,857

FOP

20

30

1993

6

584

FST

100

55

1993

55

5,356

UOP

432

20

2002

86

8,375

TOTALS

2,214

1,809

176,173

EXTRA FEATURES

45001 COQUINA WAY, CALLAHAN

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

1 0000100

C

RES

100

0007

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

34,000.00

34,000.00

34,000

2 0000100

C

RES

100

0007

OR

0.00

0.00

1.80

AC

1.00

1.00

1.00

34,000.00

34,000.00

61,200

REVIEW DATE

01/01/2023

BY

CD

Total Acres:

2.80

Total Land Value:

95,200

Market:

0

Agricultural:

0

Common:

95,200

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0900011,80995.0000132.05238,878197419740026.2573.75

1 SNGL FAM 100% - 2025Heated Area: 1662HX Base Yr 2025

UOP

2002

FST

1993

BAS

1993

FOP

1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATA

OFF RECORD NumberDATETYPE INSTQ U V I RSN CD SALE PRICE

2753/83212/02/2024QC U I 11100

GRANTOR: KELLEY ZANA M

GRANTEE: DEW BRANDY LEE

1131/13814/23/2003WD U I 18100

GRANTOR: BARBER WINONA L/E

GRANTEE: BARBER ZANA M

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2002] W36 S12 BAS=[YR=1993] W18 S33 E27
FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S4 E22 N23 FST=[YR=1993]
N10 W10 S10 E10 \$ W10N10 W26 \$ E36 N12 \$.