PT S1/2 OF NE1/4 OF NW1/4 OF
SEC 36-2N-24E IN OR 2557/562
BEING PARCEL "B"

BARBER JOSEPH W & RUTH B
45002 COQUINA WAY
CALLAHAN, FL 32011

2026

36-2N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

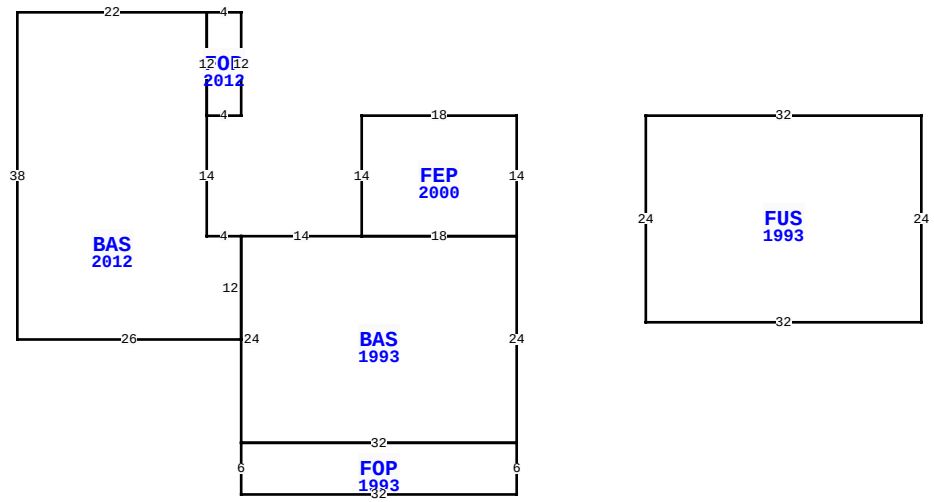
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1993	768	81,522
BAS	884	100	2012	884	93,835
FEP	252	80	2000	202	21,442
FOP	192	30	1993	58	6,157
FOP	48	30	2012	14	1,486
FUS	768	100	1993	768	81,522
TOTALS	2,912			2,694	285,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,694	120.7776	126.82	341,653	1988	1988	0	0	0	16.30	83.70

1 SINGLE FAM 100% - 0 Heated Area: 2420 HX Base Yr



45002 COQUINA WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		285,964
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		370,464
SOH/AGL Deduction		200,834
ASSESSED VALUE		169,630
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,219
TOTAL JUST VALUE		370,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009022	REPAIR/RRF	6,000	08/21/2019
B24271	ADDITION	90,168	01/01/2011
M15903	H/AC	0	01/01/2011
B007788	SWIM POOL	15,000	12/01/2000
4717	NEW CONSTR	50,024	03/09/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2557/0562	4/20/2022	QC	U	I	11	100
GRANTOR: BARBER JOSEPH W & RUT						
GRANTEE: BARBAR JOSEPH WILLA						
2055/1933	6/30/2016	QC	U	I	11	100
GRANTOR: BARBER JOSEPH W & RUT						
GRANTEE: BARBER TYLER C						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2000] W18 S14 BAS=[YR=1993] W14 BAS=[YR=2012] W4 N14 FOP=[YR=2012] E4 N12 W4 S12$ N12 W22 S38 E26 N12$ S24 FOP=[YR=1993] S6 E32 N6 W32 $ E32 N24 W18 $ E18 N14 $ PTR= E15 FUS=[YR=1993] E32 S24 W32 N24 $ W15 $.

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	0860	POOL/SPA	0	100	23	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	0007	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,000							

REVIEW DATE 05/21/2026 BY WWA Total Acres: 1.05 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS