

PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 504/140
(EX R/W IN OR 605/1200)

KILBY DIANE E
54064 ROCK TRAIL
CALLAHAN, FL 32011

2026

37-1N-25-0000-0010-0080



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

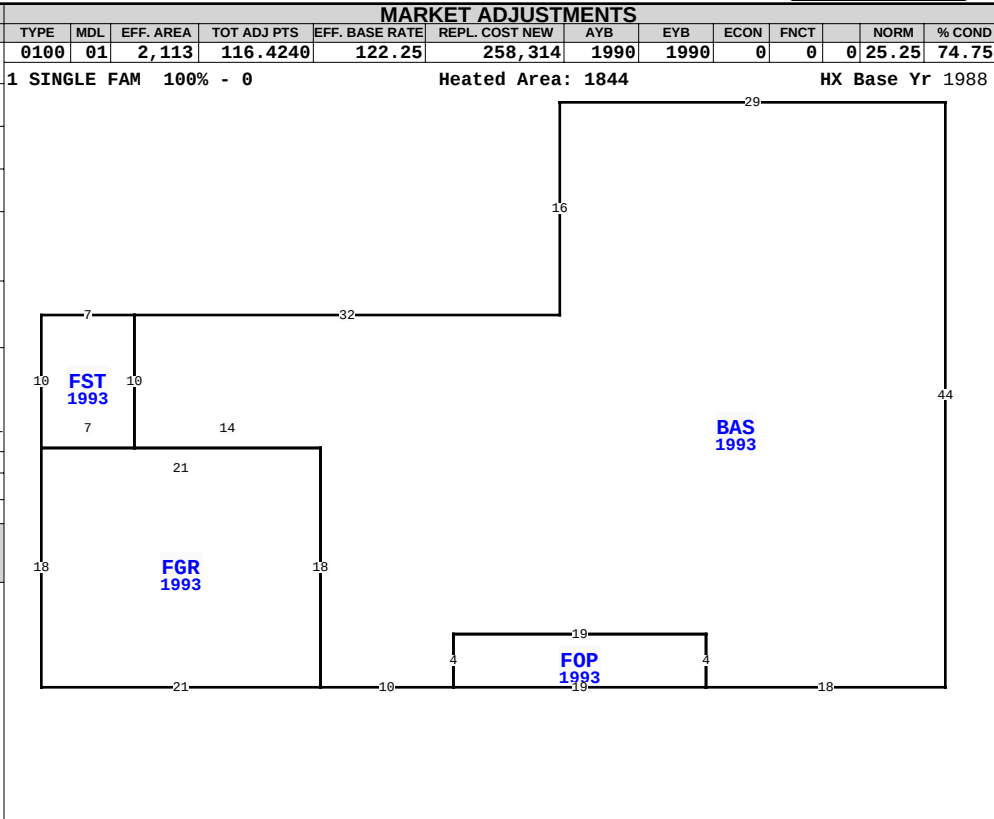
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,844	100	1993	1,844	168,508
FGR	378	55	1993	208	19,007
FOP	76	30	1993	23	2,102
FST	70	55	1993	38	3,473

TOTALS	2,368			2,113	193,090
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	100	31	21	651.00	SF	6.00	6.00	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	14.00	14.00	
3	0681	POLE SHED	0	100	40	13	520.00	SF	7.50	7.50	
4	0350	CARPORT WD	0	100	21	33	693.00	SF	6.50	6.50	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	6.90	AC	



54064 ROCK TRL, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		193,090	
TOTAL MARKET OB/XF VALUE		6,382	
TOTAL LAND VALUE - MARKET		172,500	
TOTAL MARKET VALUE		371,972	
SOH/AGL Deduction		228,809	
ASSESSED VALUE		143,163	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		91,752	
TOTAL JUST VALUE		371,972	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,035	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6139	NEW CONSTR	72,270	11/28/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0504/0140	11/21/1986	WD	U	I		50,000	
GRANTOR: DAUGHERTY RICHARD E &							
GRANTEE: KILBY WILLIAM H & D							
0367/0695	8/01/1982	FS	U	I		155	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 S16 W32 FST=[YR=1993] W7 S10 FGR=[YR=1993] S18 E21 N18 W21 \$ E7 N10 \$ S10 E14 S18 E10 FOP=[YR=1993] E19 N4 W19 S4 \$ N4 E19 S4 E18 N44 \$.											