IN OR 2632/1433
ESMTS OR 350/61 & OR 393/181
ESMT OR 350/61

HAGEN CRYSTAL YVONNE
PO BOX 625
CALLAHAN, FL 32011

2026

37-1N-25-0000-0010-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

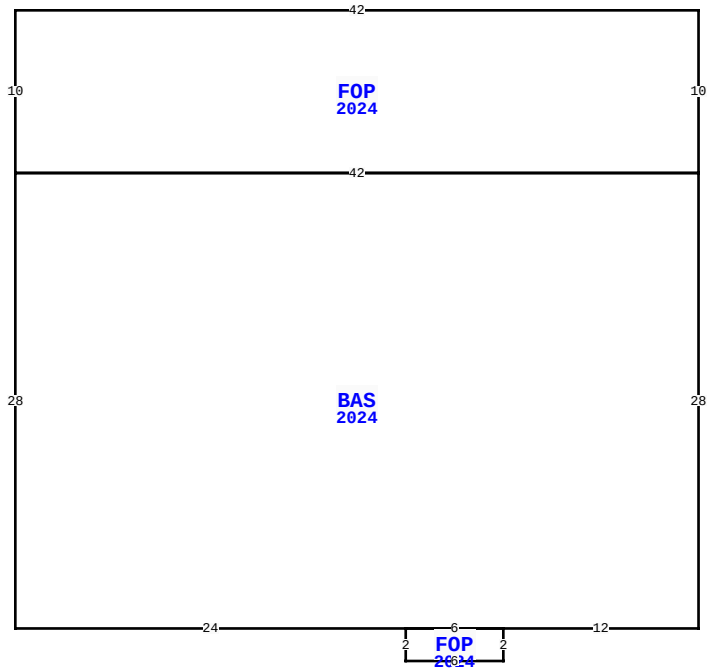
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2024	1,176	193,805
FOP	12	30	2024	4	659
FOP	420	30	2024	126	20,765
TOTALS	1,608			1,306	215,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,306	118.5600	164.80	215,229	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 1176 HX Base Yr 2025



54059 ROCK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		234,492
TOTAL MARKET OB/XF VALUE		5,067
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		344,559
SOH/AGL Deduction		11,497
ASSESSED VALUE		333,062
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		226,651
TOTAL JUST VALUE		344,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240003560	CO		03/28/2024
CO240003560	REPLACEMENT SFR	204,333	03/28/2024
B23-11186	SFR	204,333	09/01/2023
B2307286	DEMO		06/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/1433	4/21/2023	WD	Q	I	03	265,500
GRANTOR: COATES ANTHONY S						
GRANTEE: HAGEN CRYSTAL YVONN						
1560/1026	4/10/2008	QC	Q	I	01	100
GRANTOR: COATES VIRGINIA F						
GRANTEE: COATES ANTHONY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E42 S28 W12 W6 W24 N28 $
FOP=[YR=2024;ORIG=10,10] E42 N10 W42 S10 $
FOP=[YR=2024;ORIG=34,38] E6 S2 W6 N2 $
.

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	0940	SHEDS/PORT	0	100	24	12	288.00	SF	18.30	18.30	100	1980	1980	3	21	1,107	
3	0680	POLE SHED	0	100	24	10	240.00	SF	10.00	10.00	100	2024	2023		95	2,280	
4	0680	POLE SHED	0	100	24	10	240.00	SF	10.00	10.00	25	2024	2023		70	1,680	

LAND DESCRIPTION

TOTAL OB/XF 5,067

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	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 04/18/2024 BY TW Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS

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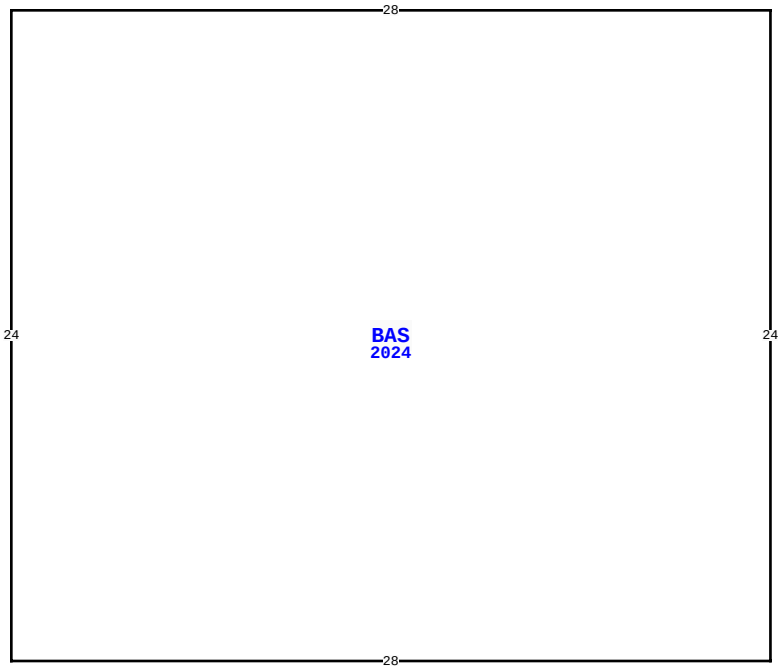
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2024	672	19,263
TOTALS	672			672	19,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	672	104.9950	40.95	27,518	1990	2005	0	0	0	30.00	70.00

2 GARAGE RES 100% - 2025 Heated Area: 672 HX Base Yr 2025



54059 ROCK TRL, CALLAHAN

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GRANTOR: COATES VIRGINIA F						
GRANTEE: COATES ANTHONY S						

BUILDING NOTES

BUILDING DIMENSIONS

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.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/18/2024 BY TW Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS