IN OR 1391/949
LOTS 5 6 & 7 UNR PLAT
PARCELS 2-11 & 2-2

ROSE MICHAEL & DOREEN
36062 ATKINSON LANE
CALLAHAN, FL 32011

2026

38-2N-24-0000-0002-0110

BUILDING CHARACTERISTICS

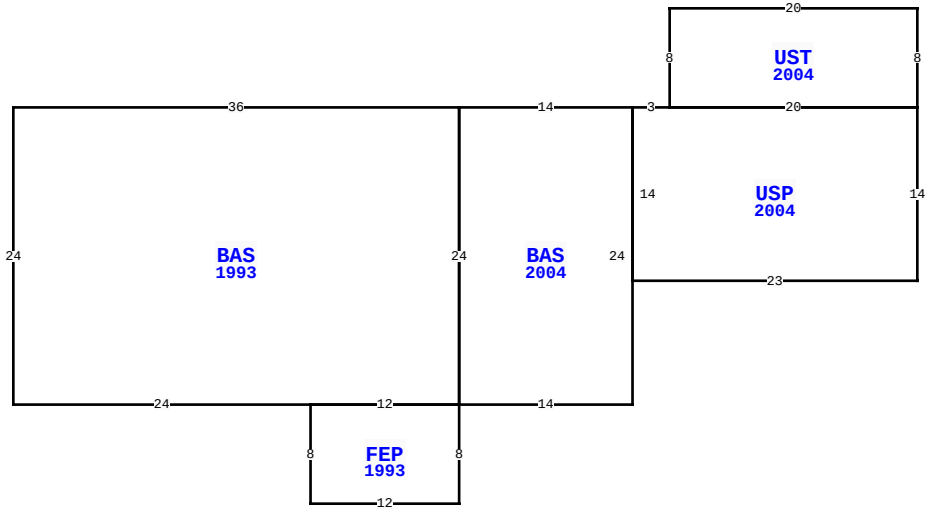
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	60,253
BAS	336	100	2004	336	23,432
FEP	96	80	1993	77	5,370
USP	322	30	2004	97	6,765
UST	160	45	2004	72	5,021
TOTALS	1,778			1,446	100,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,446	101.4000	106.47	153,956	1961	1961	0	0	0	34.50	65.50

1 SINGLE FAM 100% - 2006 Heated Area: 1200 HX Base Yr 2006



36062 ATKINSON LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	
2	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	2006	2006	3	22	1,144	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	100,841
TOTAL MARKET OB/XF VALUE	3,384
TOTAL LAND VALUE - MARKET	42,400
TOTAL MARKET VALUE	146,625
SOH/AGL Deduction	69,969
ASSESSED VALUE	76,656
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	25,245
TOTAL JUST VALUE	146,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0949	2/24/2006	WD	U	I	07	100
GRANTOR: COLE MABLE RUBY						
GRANTEE: ROSE MICHAEL & DORE						
1298/1692	3/01/2005	WD	Q	I		80,000
GRANTOR: COLE MABLE R						
GRANTEE: ROSE MICHAEL & DORE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2004] W20 S8 USP=[YR=2004] W3 BAS=[YR=2004] W14
BAS=[YR=1993] W36 S24 E24 FEP=[YR=1993] S8 E12 N8 W12$ E12
N24$ S24 E14 N24$ S14 E23 N14 W20$ E20 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,384

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	0.71	AC		1.00	1.00	1.00	40,000.00	40,000.00	28,400							
2	000100	C	RES	100	0007	OR	0.00	0.00	0.35	AC		1.00	1.00	1.00	40,000.00	40,000.00	14,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.06 Total Land Value: 42,400 Market: 0 Agricultural: 0 Common: 42,400 PRINTED 07/09/2026 BY SYS