IN OR 6 PG 461
ESMTS IN OR 640/177 & 178
1/5 HX INT

BROOKS MYRTLE H EST
C/O BERTHA BROOKS WHITE, 10528 CORY LAKE DR
TAMPA, FL 33647

2026

51-2N-25-0000-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

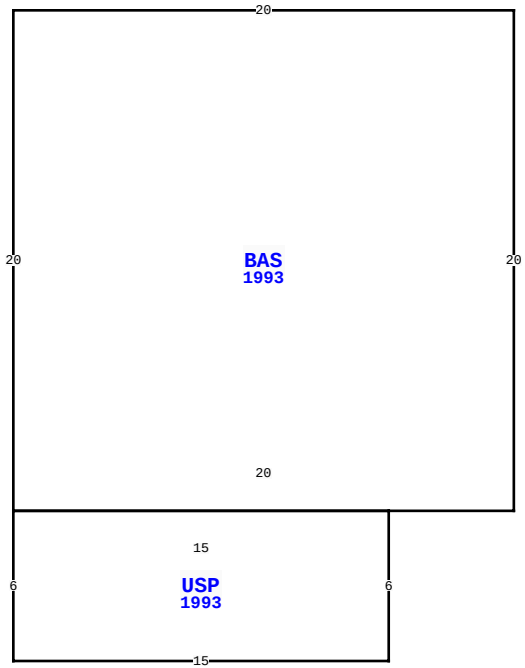
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	19,312
USP	90	30	1993	27	1,304
TOTALS	490			427	20,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	427	91.9600	96.56	41,231	1960	1960	0	0	0	50.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 400 HX Base Yr



618620 DR MARTIN LUTHER KING JR AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	20,616
TOTAL MARKET OB/XF VALUE	208
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	33,324
SOH/AGL Deduction	3,450
ASSESSED VALUE	29,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,874
TOTAL JUST VALUE	33,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951730	CHNGE SRVC	0	03/03/1995
P94792	NEW CONSTR	0	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S20 USP=[YR=1993] S6 E15 N6 W15$ E20 N20$.

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	1242	WD DECK A	0	0	26	4	104.00	SF	10.00	10.00	100	2000	2000	3	20	208	

LAND DESCRIPTION

TOTAL OB/XF 208

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	0	0005	RM	0.00	0.00	0.25	AC		1.00	1.00	1.00	50,000.00	50,000.00	12,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.25 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 07/09/2026 BY SYS