LOT 13
IN OR 894/1940
R788221 & R788222

JAMES DEBRA M
35601 GLORY ROAD
CALLAHAN, FL 32011

2023

12-2N-24-1640-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

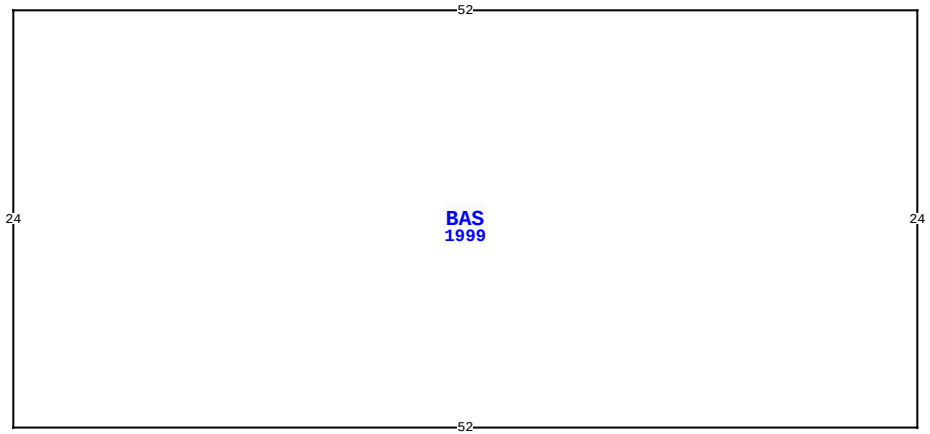
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	47,258
TOTALS	1,248		1,248	47,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	117.6000	82.32	102,735	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2000 Heated Area: 1248 HX Base Yr 2000



35601 GLORY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,258
TOTAL MARKET OB/XF VALUE		7,039
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		84,297
SOH/AGL Deduction		36,308
ASSESSED VALUE		47,989
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		17,989
TOTAL JUST VALUE		84,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992729	MH MOVE-ON	0	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0894/1940	8/11/1999	WD	U	V	07	100
GRANTOR: M E PERRET INC						
GRANTEE: JAMES HARRY H JR &						
0891/1468	7/19/1999	WD	U	I	13	27,500
GRANTOR: M E PERRET INC						
GRANTEE: JAMES HARRY JR & DE						

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	1999	1999	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	1,223.00	SF	4.00	4.00	100	1999	1999	3	79	3,865	
3	1242	WD DECK A	0	100	0	0	36.00	SF	10.00	10.00	100	2013	2013	3	65	234	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,039

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	000102	C	SFR/MH	100	0005		0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS