

LOT 15
PERRET PLANTATION PHASE #1
PB 6/144-145

GARNER CODY & SANDRA
35559 GLORY RD
CALLAHAN, FL 32011

2023

12-2N-24-1640-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality	05	Quality Level 05
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	1,836	100	1,836	131,689
UGR	729	45	328	23,526
UOP	492	25	123	8,822
TOTALS	3,057		2,287	164,038

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,506.00	SF	4.00	4.00	100	1999
2	0940	SHEDS/PORT	0 100	20	10	200.00	SF	20.10	20.10	100	2001
3	0940	SHEDS/PORT	0 100	12	8	96.00	SF	20.10	20.10	100	2001

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005		0.00	0.00	1.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,287	142.3200	99.62	227,831	1999	2012	0	0	28.00	72.00
1 M/H 94+ - 100% - 2020 Heated Area: 1836 HX Base Yr 2020											
35559 GLORY RD, CALLAHAN											

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

TOTAL OB/XF											
5,949											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										164,038	
TOTAL MARKET OB/XF VALUE										5,949	
TOTAL LAND VALUE - MARKET										30,000	
TOTAL MARKET VALUE										199,987	
SOH/AGL Deduction										43,386	
ASSESSED VALUE										156,601	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										106,601	
TOTAL JUST VALUE										199,987	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										152,040	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010786	REPAIR/RRF	5,000	10/11/2019
B20269	ADDITION	31,437	07/01/2007
MH992896	MH MOVE-ON	0	11/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2329/0884	12/27/2019	SW	Q	I	02	182,000	
GRANTOR: REAL EST PRO OF N FL							
GRANTEE: GARNER CODY & SANDR							
2291/1678	7/19/2019	SW	U	I	37	77,500	
GRANTOR: FADER ENTERPRISES LLC							
GRANTEE: REAL EST PROS OF N							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1999] W68 UOP=[YR=2007] N10 W33 S10 UGR=[YR=2007] S27 E27 N27 W27\$ E27 S27 E6 N27\$ S27 E68 N27\$.											