LOT 17 IN OR 919 PG 820
GAGMTD06255A & GAGMTD06255B
PERRET PLANTATION PHASE #1

LIDDELL HERBERT S SR & BONNIE
35521 GLORY ROAD
CALLAHAN, FL 32011

2023

12-2N-24-1640-0017-0000

BUILDING CHARACTERISTICS

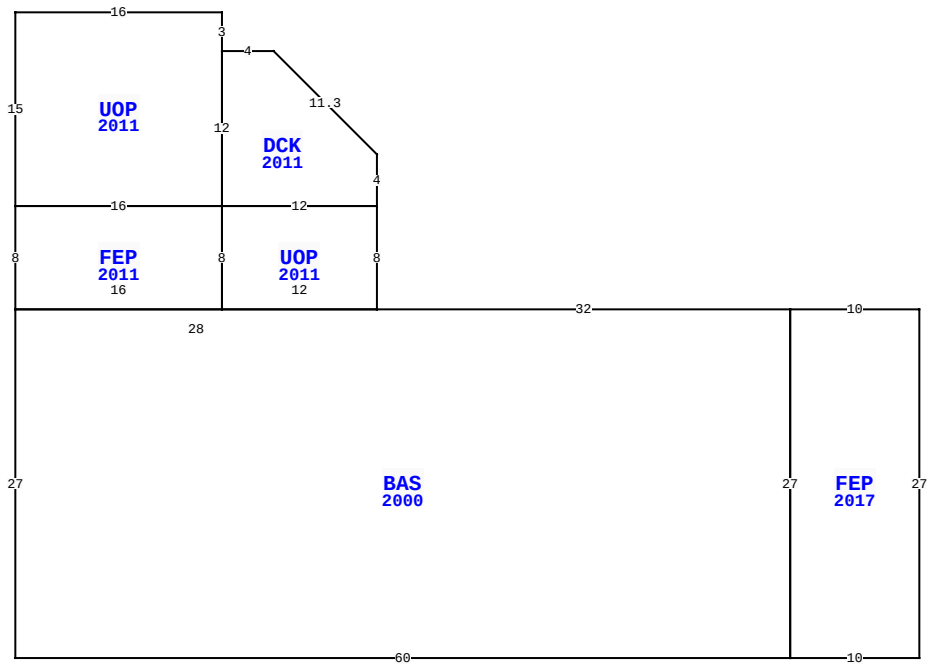
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,620	100	1,620	89,613
DCK	112	15	17	940
FEP	128	85	109	6,030
FEP	270	85	230	12,723
UOP	96	25	24	1,328
UOP	240	25	60	3,319
TOTALS	2,466		2,060	113,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,060	141.1200	98.78	203,487	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2001 Heated Area: 1959 HX Base Yr 2001



35521 GLORY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		113,953
TOTAL MARKET OB/XF VALUE		17,414
TOTAL LAND VALUE - MARKET		34,800
TOTAL MARKET VALUE		166,167
SOH/AGL Deduction		86,088
ASSESSED VALUE		80,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		30,079
TOTAL JUST VALUE		166,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH002969	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/0820	2/10/2000	WD	U	I	13	35,000

GRANTOR: M E PERRET INC
GRANTEE: LIDDELL HERBERT SR

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2017] W10 BAS=[YR=2000] W32 UOP=[YR=2011] N8
DCK=[YR=2011] N4 U8 L8 W4 UOP=[YR=2011] N3 W16 S15
FEP=[YR=2011] S8 E16 N8 W16$ E16 N12 $ S12 E12$ W12 S8 E12$
W28 S27 E60 N27$ S27 E10 N27$.

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
2	0812	CONCRETE C	0	100	0	0	1,278.00	SF	4.00	4.00	100	2000	2000	3	80	4,090	
3	1242	WD DECK A	0	100	8	14	112.00	SF	10.00	10.00	100	2002	2002	3	21	235	
4	0510	GARAGE WD-	0	100	24	12	288.00	SF	26.25	26.25	100	2002	2002	3	32	2,419	
5	0510	GARAGE WD-	0	100	24	24	576.00	SF	26.25	26.25	100	2002	2002	3	32	4,838	
6	0681	POLE SHED	0	100	30	24	720.00	SF	11.25	11.25	100	2002	2002	3	32	2,592	
7	0681	POLE SHED	0	100	45	20	900.00	SF	11.25	11.25	100	2002	2002	3	32	3,240	

LAND DESCRIPTION

TOTAL OB/XF 17,414

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	1.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,800							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.16 Total Land Value: 34,800 Market: 0 Agricultural: 0 Common: 34,800 PRINTED 08/02/2023 BY SYS