

LOT 25
IN OR 2272/922
1974 GLENNROOK DW/MH

SHELLEY JAMES E & DONNA L
43266 FREEDOM DRIVE
CALLAHAN, FL 32011

2023

16-1N-25-2910-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floop	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
UCP	624	20	125	2,158
USP	442	30	133	2,296
UST	338	45	152	2,625

TOTALS	1,404	410	7,078
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	536.00	SF	5.20	5.20	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	5.43	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6500	01	410	98.6700	34.53	14,157	1974	1990	0	0	50.00	50.00	
1 GARAGE RES - 100% - 2021 Heated Area: 0 HX Base Yr 2021												
13 34 UST 1993 13 26 UST 1993 24 26 UCP 1993 24 26												

43266 FREEDOM DR, CALLAHAN	BLD DATE 04/23/2008 KWJW	LGL DATE 05/19/2023 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0811	CONCRETE B	0	100	0	0	536.00	SF	5.20	5.20	100	1986	1986	3	52	1,449	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1990	1990	3	20	864	

TOTAL OB/XF												
2,313												

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		144,334	
TOTAL MARKET OB/XF VALUE		2,313	
TOTAL LAND VALUE - MARKET		69,504	
TOTAL MARKET VALUE		216,151	
SOH/AGL Deduction		55,770	
ASSESSED VALUE		160,381	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		110,381	
TOTAL JUST VALUE		216,151	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		184,128	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000107	CO ISSUED	0	03/31/2020
2000107	MH MOVE-ON	0	01/06/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2272/0922	5/04/2019	WD Q	I	01		86,300	
GRANTOR: O'BRIEN MARK & CINDY							
GRANTEE: SHELLEY JAMES E & D							
1527/0202	9/25/2007	WD U	I	06		80,000	
GRANTOR: BLOCKER ORA L							
GRANTEE: O'BRIEN MARK & CIND							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W26 USP=[YR=1993] W34 S13 E34 N13\$ S13											
UCP=[YR=1993] S24 E26 N24 W26\$ E26 N13\$.											

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