IN OR 2380/1441
ESMT OR 1547/1351

CASTLEBERRY BRIAN M
35104 HORSESHOE POND ROAD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

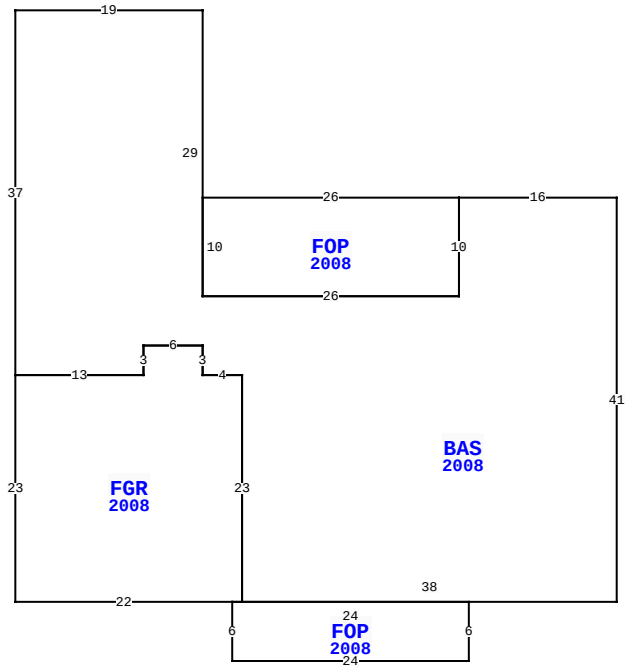
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2,055	226,078
FGR	547	55	301	33,114
FOP	144	30	43	4,731
FOP	260	30	78	8,581
TOTALS	3,006		2,477	272,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,477	103.5120	122.92	304,473	2008	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2022 Heated Area: 2055 HX Base Yr 2022



35104 HORSESHOE POND RD, CALLAHAN

BLD DATE	12/16/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		272,503
TOTAL MARKET OB/XF VALUE		10,295
TOTAL LAND VALUE - MARKET		84,160
TOTAL MARKET VALUE		366,958
SOH/AGL Deduction		16,871
ASSESSED VALUE		350,087
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,087
TOTAL JUST VALUE		366,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20937	CO ISSUED	0	01/01/2008
E20365	ELEC OTHER	5,000	01/01/2008
M13539	MECH OTHER	0	01/01/2008
R10959	REPAIR/RRF	4,000	01/01/2008
B20937	NEW CONSTR	190,476	01/01/2008
P12935	OTHER	0	01/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1441	7/31/2020	WD	Q	I	01	360,000
GRANTOR: DRIGGERS STEPHEN D &						
GRANTEE: CASTLEBERRY BRIAN M						
1512/0942	7/16/2007	WD	Q	V		52,500
GRANTOR: CONWAY DELORIS						
GRANTEE: DRIGGERS STEPHEN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W16 FOP=[YR=2008] W26 S10 E26 N10$ S10 W26 N29 W19 S37 FGR=[YR=2008] S23 E22 FOP=[YR=2008] S6 E24 N6 W24$ E1 N23 W4 N3 W6 S3 W13$ E13 N3 E6 S3 E4 S23 E38 N41$.

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	0810	CONCRETE A	0	100	0	0	1,532.00	SF	6.50	6.50	100	2008	2008	3	90	8,962	
2	1242	WD DECK A	0	100	0	0	325.00	SF	5.00	5.00	100	2017	2017	3	82	1,333	

LAND DESCRIPTION

TOTAL OB/XF 10,295

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.26	AC		1.00	1.00	1.00	16,000.00	16,000.00	84,160							

REVIEW DATE 05/15/2020 BY TWA Total Acres: 5.26 Total Land Value: 84,160 Market: 0 Agricultural: 0 Common: 84,160 PRINTED 08/02/2023 BY SYS