PT OF N1/2 OF NE1/4
IN OR 2190/1366
PARCELS 1-8 & 1-9

BRADY MARK & ELLEN
35265 CHESTNUT LN
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0080

BUILDING CHARACTERISTICS

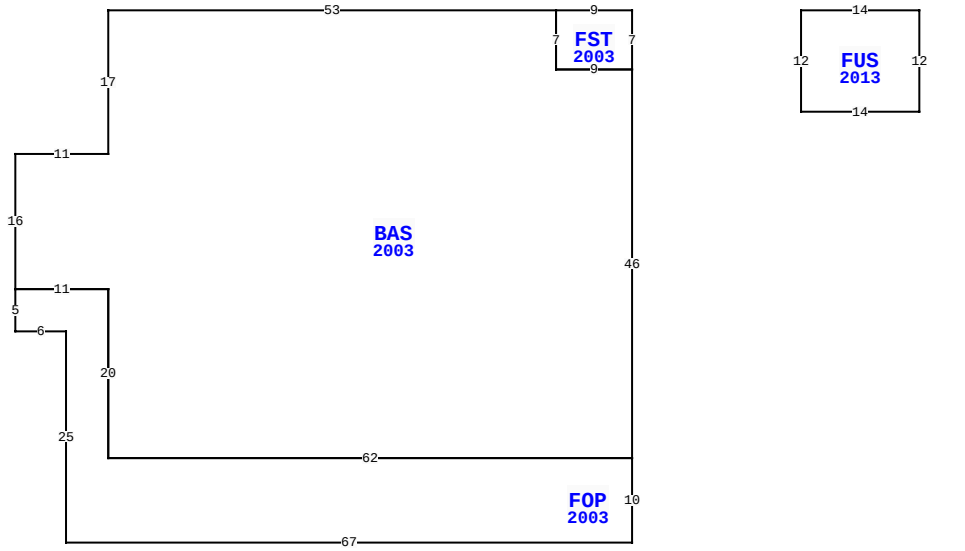
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 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	3,399	100	3,399	342,616
FOP	800	30	240	24,192
FST	63	55	35	3,528
FUS	168	100	168	16,934
TOTALS	4,430		3,842	387,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,842	93.7935	111.38	427,922	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2019 Heated Area: 3567 HX Base Yr 2019



35265 CHESTNUT LN, CALLAHAN

BLD DATE	06/30/2015 MF	LGL DATE	06/13/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		387,269
TOTAL MARKET OB/XF VALUE		32,159
TOTAL LAND VALUE - MARKET		174,000
TOTAL MARKET VALUE		593,428
SOH/AGL Deduction		312,409
ASSESSED VALUE		281,019
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,019
TOTAL JUST VALUE		593,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E029654	NEW CONSTR	400	05/01/2002
B019162	NEW CONSTR	18,000	12/01/2001
B96 3430	NEW CONSTR	117,950	11/01/1996
8831	MH MOVE-ON	22,000	03/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1366	4/16/2018	WD	Q	I	01	355,000
GRANTOR: BELL SEAN & DENISE						
GRANTEE: BRADY MARK & ELLEN						
1922/1077	6/12/2014	WD	Q	I	01	305,000
GRANTOR: SAWGLE CURTIS & GEORG						
GRANTEE: BELL SEAN & DENISE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2003] W9 BAS=[YR=2003] W53 S17 W11 S16
FOP=[YR=2003] S5 E6 S25 E67 N10 W62 N20 W11 $ E11 S20 E62
N46 W9 N7 $ S7 E9 N7$ PTR=E20 FUS=[YR=2013] E14 S12 W14 N12$
W20$.

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	0204	BARN MTL 1	0	100	80	25	2,000.00	SF	16.00	16.00	100	2004	2004	3	40	12,800	
3	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2004	2004	3	100	6,000	
4	0681	POLE SHED	0	100	48	24	1,152.00	SF	15.00	15.00	100	2007	2007	3	52	8,986	
5	0681	POLE SHED	0	100	18	12	216.00	SF	15.00	15.00	100	2007	2007	3	52	1,685	
6	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2007	2007	3	35	2,688	

LAND DESCRIPTION

TOTAL OB/XF 32,159

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100			0.00	0.00	9.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	144,000							

REVIEW DATE 04/21/2021 BY TWA Total Acres: 10.00 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 08/02/2023 BY SYS