IN OR 1113/735
ESMT OR 1197/707

GUZMAN MICHAEL & MICHELLE
35132 HORSESHOE POND RD
CALLAHAN, FL 32011

2023

23-2N-24-0000-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

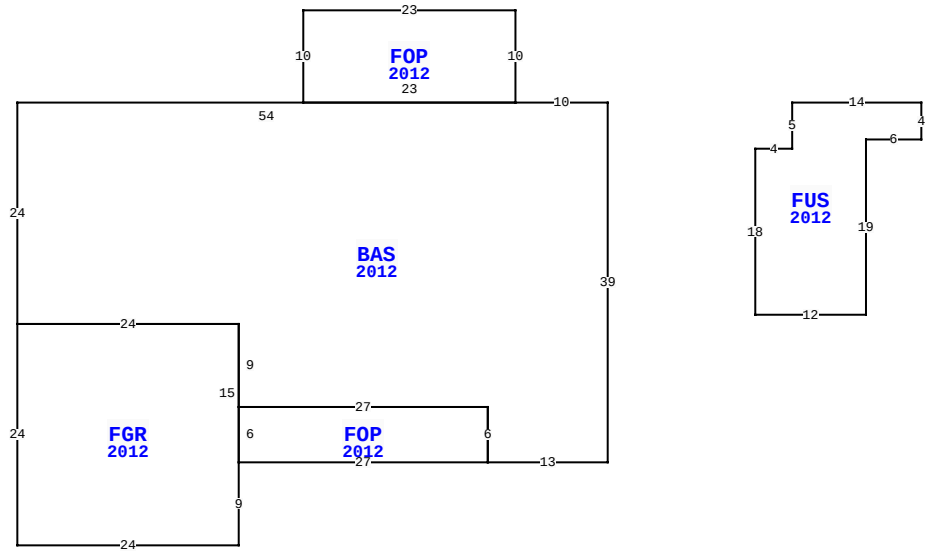
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,974	100	1,974	224,165
FGR	576	55	317	35,998
FOP	162	30	49	5,565
FOP	230	30	69	7,836
FUS	280	100	280	31,797
TOTALS	3,222		2,689	305,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,689	100.1376	118.91	319,749	2012	2012	0	0	0	4.50	95.50

2 SNGL FAM – 100% - 2005 Heated Area: 2254 HX Base Yr 2005



35132 HORSESHOE POND RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		305,360
TOTAL MARKET OB/XF VALUE		28,555
TOTAL LAND VALUE - MARKET		96,160
TOTAL MARKET VALUE		430,075
SOH/AGL Deduction		205,220
ASSESSED VALUE		224,855
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,855
TOTAL JUST VALUE		430,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25243	CO ISSUED	0	02/08/2012
M16680	H/AC	0	11/01/2011
E24003	NEW CONSTR	0	11/01/2011
P15043	NEW CONSTR	0	10/01/2011
P15043	NEW CONSTR	0	10/01/2011
B25243	NEW CONSTR	254,574	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/0735	2/11/2003	WD	Q	V		55,000
GRANTOR: KIRKLAND BONNIE C						
GRANTEE: GUZMAN MICHAEL & MI						
0729/1427	5/16/1995	QC	U	V	06	12,100
GRANTOR: KIRKLAND DENNIS						
GRANTEE: KIRKLAND BONNIE C						

BUILDING NOTES

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
4	0510	GARAGE WD-	0	100	36	34	1,224.00	SF	29.75	29.75	100	2006	2006	3	48	17,479	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	1990	1990	3	20	386	
7	0510	GARAGE WD-	0	100	34	11	374.00	SF	35.00	35.00	100	2008	2008	3	56	7,330	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	96	3,360	

BUILDING DIMENSIONS

BAS=[YR=2012] W10 FOP=[YR=2012] N10 W23 S10 E23$ W54 S24 FGR=[YR=2012] S24 E24 N9 FOP=[YR=2012] E27 N6 W27 S6$ N15 W24$ E24 S9 E27 S6 E13 N39 $ PTR= E20 FUS=[YR=2012] E14 S4 W6 S19 W12 N18 E4 N5$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 28,555

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	6.01	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,160							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 6.01 Total Land Value: 96,160 Market: 0 Agricultural: 0 Common: 96,160 PRINTED 08/02/2023 BY SYS