IN OR 1053/611
EX ESMT OR 1435/251

WHALEY KEITH & RENEE
35110 GRETCHENS WAY
CALLAHAN, FL 32011

2023

25-2N-24-0000-0009-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

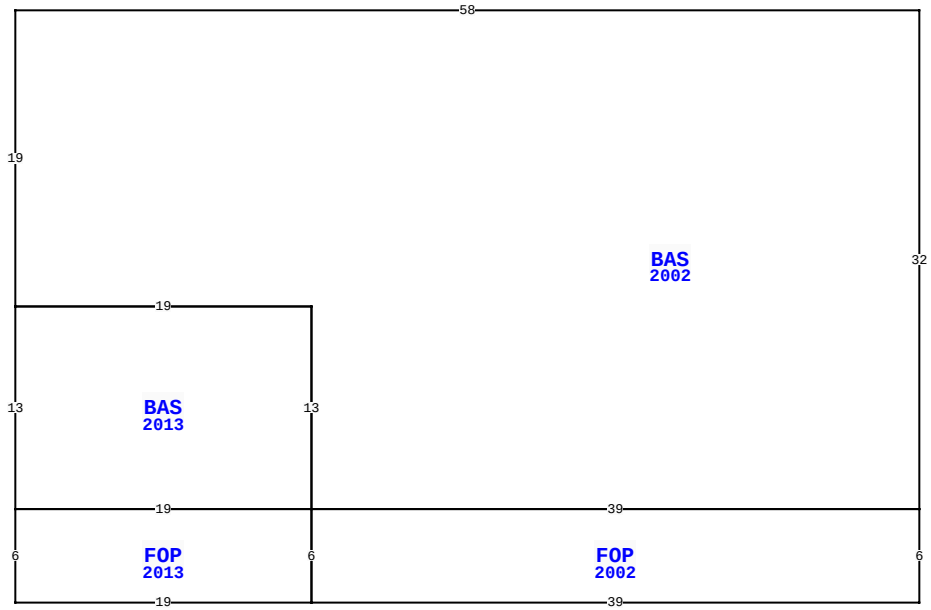
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,609	100	1,609	137,285
BAS	247	100	247	21,075
FOP	234	30	70	5,972
FOP	114	30	34	2,901
TOTALS	2,204		1,960	167,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	104.1740	94.02	184,279	2002	2003	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2003 Heated Area: 1856 HX Base Yr 2003



35110 GRETCHENS WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		167,233
TOTAL MARKET OB/XF VALUE		54,071
TOTAL LAND VALUE - MARKET		27,300
TOTAL MARKET VALUE		248,604
SOH/AGL Deduction		99,338
ASSESSED VALUE		149,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,266
TOTAL JUST VALUE		248,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000437	40X58PL BARN	56,608	01/15/2021
B15510	SWIM POOL	27,000	04/01/2005
B029765	NEW CONSTR	120,447	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1053/0611	5/01/2002	WD	U	V	07	100
GRANTOR: COE ROBERT & LEE ANN						
GRANTEE: WHALEY KEITH & RENE						
1002/1024	8/13/2001	WD	Q	V		17,000
GRANTOR: COE ROBERT W & LEE AN						
GRANTEE: WHALEY KEITH & RENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W58 S19 BAS=[YR=2013] S13 FOP=[YR=2013] S6 E19 FOP=[YR=2002] E39 N6 W39 S6$ N6 W19$ E19 N13W19$ E19 S13 E39 N32$.

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	0510	GARAGE WD-	0	100	20	16	320.00	SF	28.00	28.00	100	1997	1997	3	26	2,330	
2	0820	WOOD WALK	0	100	24	12	288.00	SF	11.75	11.75	100	2004	2004	3	40	1,354	
3	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	2005	2005	3	44	17,952	
4	0845	KOOL DECK	0	100	0	0	807.00	SF	7.25	7.25	100	2005	2005	3	87	5,090	
5	0811	CONCRETE B	0	100	36	19	684.00	SF	5.20	5.20	100	2007	2007	3	89	3,166	
6	0479	VF PICKET	0	100	0	0	144.00	LF	10.00	10.00	100	2007	2007	3	74	1,066	
7	0810	CONCRETE A	0	100	29	2	58.00	SF	6.50	6.50	100	2021	2021	3	100	377	
8	0680	POLE SHED	0	100	58	40	2,320.00	SF	10.00	10.00	100	2021	2021	3	98	22,736	

LAND DESCRIPTION

TOTAL OB/XF 54,071

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	000110	C	SFR RURAL	100	0006	OR	0.00	0.00	0.91	AC		1.00	1.00	1.00	30,000.00	30,000.00	27,300							

REVIEW DATE 06/01/2021 BY TWJH Total Acres: 0.91 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 08/02/2023 BY SYS