LOTS 11 & 12
IN OR 1995/1018
A E EWING SUB 1 PB 3/67

HATCHER PHILLIP D & MELISSA A
35288 NANCY RD
CALLAHAN, FL 32011

2023

25-2N-24-226A-0011-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

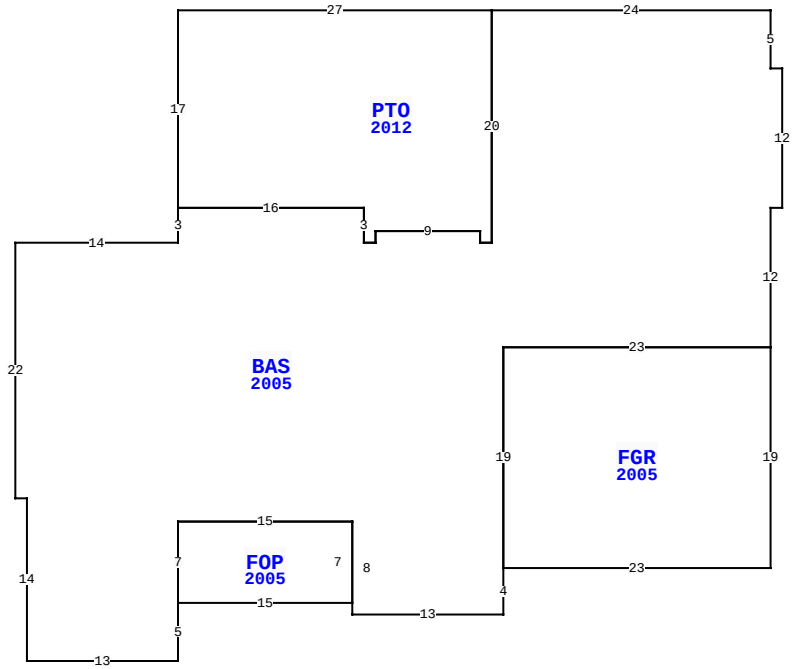
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100	2,022	218,437
FGR	437	55	240	25,928
FOP	105	30	32	3,457
PTO	483	5	24	2,593
TOTALS	3,047		2,318	250,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	99.4014	118.04	273,617	2005	2005	0	0	0	8.48	91.52

1 SNGL FAM – 100% - 2016 Heated Area: 2022 HX Base Yr 2016



35288 NANCY RD, CALLAHAN

BLD DATE		LGL DATE	
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		250,414
TOTAL MARKET OB/XF VALUE		13,876
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		304,290
SOH/AGL Deduction		129,728
ASSESSED VALUE		174,562
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,562
TOTAL JUST VALUE		304,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006235	ROOF	12,000	05/15/2023
B0412696	NEW CONSTR	148,750	01/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1995/1018	7/24/2015	WD	Q	I	01	195,000
GRANTOR: LIVINGSTON LAURIE C						
GRANTEE: HATCHER PHILLIP D &						
1995/1015	7/20/2015	QC	U	I	11	100
GRANTOR: FOURES WILLIAM F & LA						
GRANTEE: LIVINGSTON LAURIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 PTO=[YR=2012] W27 S17 E16 S3 E1 N1 E9 S1 E1 N20$ S20 W1 N1 W9 S1 W1N3 W16 S3 W14 S22 E1 S14 E13 N5 FOP=[YR=2005] E15 N7 W15 S7$ N7 E15 S8 E13 N4 FGR=[YR=2005] E23 N19 W23 S19$ N19 E23 N12 E1 N12 W1N5$.

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
3	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1976	1976	3	28	6,989	
4	0812	CONCRETE C	0	100	0	0	2,002.00	SF	4.00	4.00	100	2004	2004	3	86	6,887	

LAND DESCRIPTION

TOTAL OB/XF 13,876

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	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	000100	C	SFR	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 04/07/2020 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS