LOT 16
IN OR 1058/1128
A E EWING SUB #1 PB 3/67

MAYS ROBERT S JR EST
C/O BETTY JEWEL MAYS, 35202 NANCY RD
CALLAHAN, FL 32011

2023

25-2N-24-226A-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

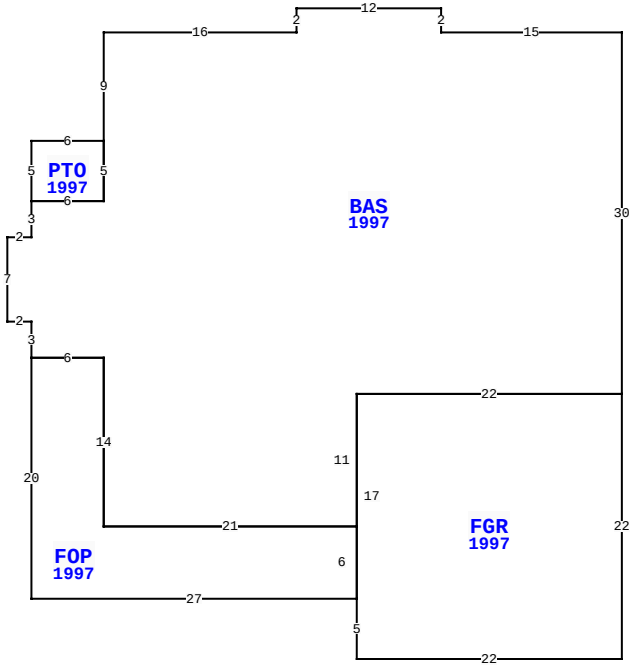
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,637	100	1,637	168,958
FGR	484	55	266	27,454
FOP	246	30	74	7,638
PTO	30	5	2	206
TOTALS	2,397		1,979	204,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,979	106.9719	127.03	251,392	1997	1997	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 0 Heated Area: 1637 HX Base Yr



35202 NANCY RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		204,256
TOTAL MARKET OB/XF VALUE		6,101
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		230,357
SOH/AGL Deduction		114,245
ASSESSED VALUE		116,112
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		61,112
TOTAL JUST VALUE		230,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24564	REMODEL	1,126	04/01/2011
B9602520	NEW CONSTR	63,570	11/11/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1058/1128	5/30/2002	WD	Q	I		147,900
GRANTOR: HURSEY JULIE S & JASO						
GRANTEE: MAYS ROBERT S JR						
0859/1419	12/21/1998	WD	Q	I		61,600
GRANTOR: SCAFF AUDREY J JR & B						
GRANTEE: HURSEY JULIE & JASO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 N2 W12 S2 W16 S9 PTO=[YR=1997] W6 S5 E6 N5 $ S5 W6 S3 W2 S7 E2 S3 FOP=[YR=1997] S20 E27 FGR=[YR=1997] S5 E22 N22 W22 S17 $ N6 W21 N14 W6 $ E6 S14 E21 N11 E22 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	1997	1997	3	75	2,902	
3	1242	WD DECK A	0	100	14	13	182.00	SF	10.00	10.00	100	2000	2000	3	20	364	

LAND DESCRIPTION

TOTAL OB/XF 6,101

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	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/25/2018 BY TWX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS