

LOT 35
IN OR 2066/778
A E EWING SUB 2 PB 5/20

MACHADO DANIEL
35255 NANCY ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226B-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	162,986
FGR	441	55	243	26,942
FOP	15	30	4	443
FSP	176	40	70	7,761
FST	105	55	58	6,431

TOTALS	2,207		1,845	204,563
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,787.00	SF	4.00	
3	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	1.00

REVIEW DATE	06/18/2020	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,845	102.6000	121.84	224,795	1984	2004	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2020 Heated Area: 1470 HX Base Yr 2020												

35255 NANCY RD, CALLAHAN												
BLD DATE				LGL DATE								
XF DATE				LAND DATE								
INC DATE				AG DATE								

TOTAL OB/XF												
18,168												

Total Acres:	0.00	Total Land Value:	20,000	Market:	0	Agricultural:	0	Common:	20,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		204,563	
TOTAL MARKET OB/XF VALUE		18,168	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		242,731	
SOH/AGL Deduction		63,435	
ASSESSED VALUE		179,296	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		129,296	
TOTAL JUST VALUE		242,731	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		199,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001055	GARAGE	19,286	02/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2066/0778	8/12/2016	PR	Q	I	01	185,000
GRANTOR: JINRIGHT HELEN C P/R						
GRANTEE: MACHADO DANIEL						
0648/1258	2/13/1992	QC	U	I	01	100
GRANTOR: ROWLAND GREGORY						
GRANTEE: ROWLAND JOYCE D						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W18 N2 FSP=[YR=1999] N11 W16 S11 E16\$ W16 S2 W16 FST=[YR=1993] W21 S5 FGR=[YR=1993] S21 E21 N21 W21 \$ E21 N5\$ S28 E16 S3 E16 N2 FOP=[YR=1999] E5 N3 W5 S3\$ N3 E5 S2 E13 N28\$.									