LOTS 47 & 48
A E EWING SUB 2 PB 5/20

LIBERTY BRIAN P & JENNIFER D
35018 NANCY ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226B-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

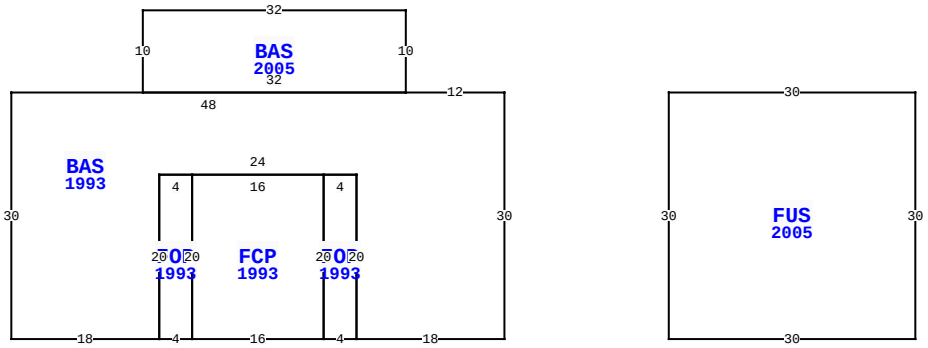
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,320	100	1,320	137,831
BAS	320	100	320	33,413
FCP	320	25	80	8,354
FOP	80	30	24	2,506
FOP	80	30	24	2,506
FUS	900	100	900	93,976
TOTALS	3,020		2,668	278,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,668	107.8896	128.12	341,824	1971	1985	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 2020 Heated Area: 2540 HX Base Yr 2020



35018 NANCY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		293,295
TOTAL MARKET OB/XF VALUE		34,510
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		367,805
SOH/AGL Deduction		98,244
ASSESSED VALUE		269,561
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		214,561
TOTAL JUST VALUE		367,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951837	SWIM POOL	17,000	04/01/1995
B951838	XFOB	14,025	04/01/1995
2865	H/AC	2,900	01/03/1989
3331	NEW CONSTR	0	12/15/1988
5371	GARAGE	9,600	12/12/1988
5553	REMODEL	600	12/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2256/0470	2/12/2019	WD	Q	I	01	300,800
GRANTOR: HEWETT DOUGLAS S & DA						
GRANTEE: LIBERTY BRIAN P & J						
1384/0534	1/25/2006	WD	U	I	21	225,000
GRANTOR: CARROLL MARJORIE						
GRANTEE: HEWETT DOUGLAS S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2005] N10 W32 S10 E32$ W48 S30 E18 FOP=[YR=1993] E4 FCP=[YR=1993] E16 FOP=[YR=1993] E4 N20 W4 S20$ N20 W16S20$ N20 W4S20$ N20 E24 S20 E18 N30$ PTR=E20 FUS=[YR=2005] E30 S30 W30 N30$ W20$.

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	0810	CONCRETE A	0	100	0	0	3,006.00	SF	6.50	6.50	100	1980	1980	3	35	6,839	
2	0510	GARAGE WD-	0	100	26	20	520.00	SF	35.00	35.00	100	1978	1978	3	20	3,640	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	31.6	1,106	
4	0861	POOL GUNIT	0	100	19	35	665.00	SF	85.00	85.00	100	1995	1995	3	20	11,305	
5	0845	KOOL DECK	0	100	0	0	1,025.00	SF	7.25	7.25	100	1995	1995	3	72	5,351	
6	0910	SCRN RM L	0	100	35	55	1,925.00	SF	15.00	15.00	100	1995	1995	3	20	5,775	
9	0350	CARPORT WD	0	100	18	16	288.00	SF	8.58	8.58	100	1996	1996	3	20	494	

LAND DESCRIPTION

TOTAL OB/XF 34,510

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	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 07/28/2021 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS

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CALLAHAN, FL 32011

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

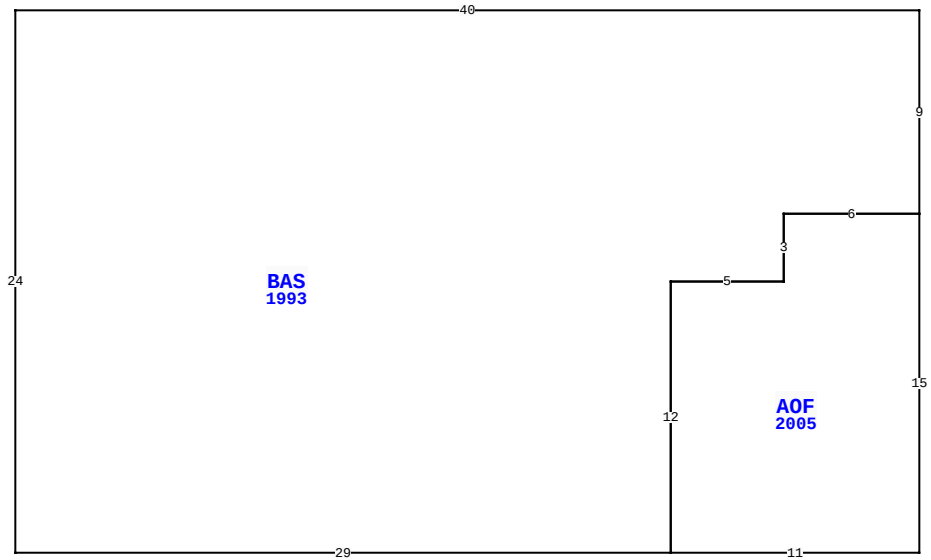
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	150	110	165	2,489
BAS	810	100	810	12,219
TOTALS	960		975	14,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	975	86.2000	30.17	29,416	1989	1990	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 2020 Heated Area: 960 HX Base Yr 2020



35018 NANCY RD, CALLAHAN

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XF DATE		LAND DATE	
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Tax Group: 6	Tax Dist:	
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ASSESSED VALUE		269,561
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		214,561
TOTAL JUST VALUE		367,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5345	REPAIR/RRF	16,400	12/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: HEWETT DOUGLAS S & DA						
GRANTEE: LIBERTY BRIAN P & J						
1384/0534	1/25/2006	WD	U	I	21	225,000
GRANTOR: CARROLL MARJORIE						
GRANTEE: HEWETT DOUGLAS S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E29 AOF=[YR=2005] E11 N15 W6 S3 W5 S12 $ N12 E5 N3 E6 N9 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/28/2021 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS