LOTS 57 & 58
A E EWING SUB 2 PB 5/20

MILLER GLEN A & TINA M
35033 NANCY ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226B-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

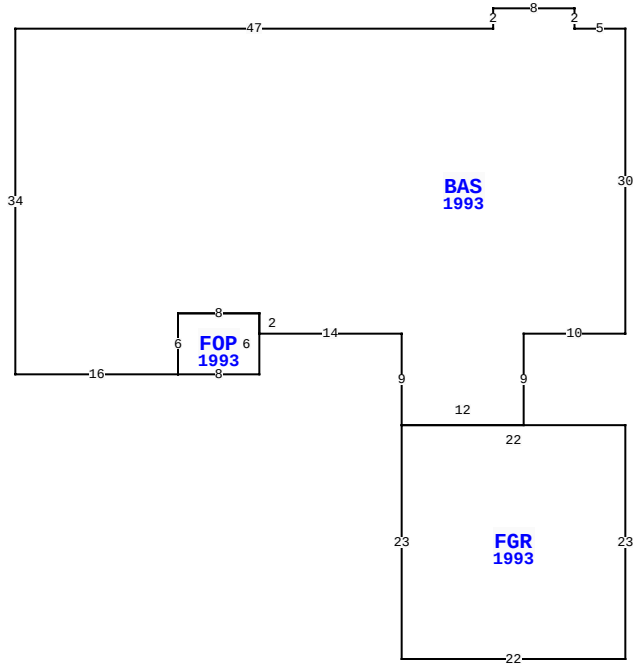
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,972	100	1,972	220,234
FGR	506	55	278	31,048
FOP	48	30	14	1,563
TOTALS	2,526		2,264	252,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,264	109.6718	130.24	294,863	1988	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2021 Heated Area: 1972 HX Base Yr 2021



35033 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		252,845
TOTAL MARKET OB/XF VALUE		47,090
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		339,935
SOH/AGL Deduction		30,730
ASSESSED VALUE		309,205
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		254,205
TOTAL JUST VALUE		339,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25040	ADDITION	22,811	08/01/2011
2669	NEW CONSTR	3,975	08/06/1987
4155	NEW CONSTR	2,000	04/26/1987
4027	NEW CONSTR	62,470	04/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/0319	5/03/2019	WD	Q	I	01	300,000
GRANTOR: REED MICHAEL H & GAYL						
GRANTEE: MILLER GLEN A & TIN						
0550/1268	8/25/1988	WD	Q	I		97,200
GRANTOR: CARROLL ERNEST						
GRANTEE: REED MICHAEL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N2 W8 S2 W47 S34 E16 FOP=[YR=1993] E8 N6 W8 S6 $ N6 E8 S2 E14 S9 FGR=[YR=1993] S23 E22 N23 W22 $ E12 N9 E10 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
3	0812	CONCRETE C	0	100	0	0	1,460.00	SF	4.00	4.00	100	1988	1988	3	57	3,329	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	2000	2000	3	20	682	
6	0910	SCRN RM L	0	100	42	27	1,134.00	SF	15.00	15.00	100	2011	2011	3	55	9,356	
7	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2011	2011	3	68	20,230	
8	0855	CONC PAVER	0	100	0	0	784.00	SF	10.00	10.00	100	2011	2011	3	93	7,291	
9	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
10	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2017	2017	3	94	3,610	
11	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 47,090

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	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

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