S1/2 OF NW1/4
PARCELS 2 2-1 & 3
IN OR 1543/1335

TANNER BETTY M
35422 TANNER LANE
CALLAHAN, FL 32011

2023

26-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

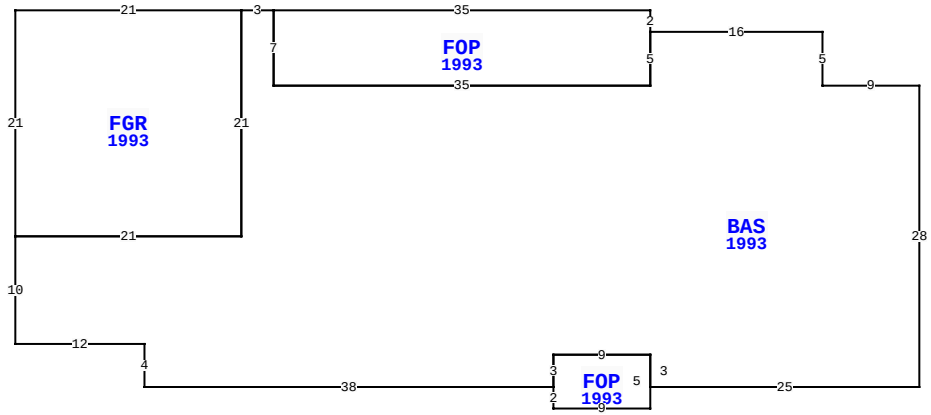
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,084	100	2,084	173,624
FGR	441	55	243	20,245
FOP	45	30	14	1,167
FOP	245	30	74	6,165
TOTALS	2,815		2,415	201,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,415	95.2560	113.12	273,185	1978	1985	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 0 Heated Area: 2084 HX Base Yr



35422 TANNER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		201,201
TOTAL MARKET OB/XF VALUE		14,640
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		275,841
SOH/AGL Deduction		146,797
ASSESSED VALUE		129,044
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		74,044
TOTAL JUST VALUE		275,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007318	NEW CONSTR	37,000	07/01/2000
5410	XFOB	79,000	01/05/1989
5612	NEW CONSTR	4,000	01/04/1989
2867	H/AC	7,500	01/04/1989
3347	NEW CONSTR	0	01/04/1989
7423	MH MOVE-ON	26,000	08/11/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1335	12/31/2007	WD	U	I	01	100
GRANTOR: TANNER DONALD GENE &						
GRANTEE: TANNER DONALD G & B						
0511/1129	3/03/1987	FS	U	I		75,000
GRANTOR: TANNER C F & EULA G						
GRANTEE: TANNER DONALD & B M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N5 W16 FOP=[YR=1993] N2 W35 S7 E35 N5 $ S5 W35 N7 W3 FGR=[YR=1993] W21 S21 E21 N21 $ S21 W21 S10 E12 S4 E38 FOP=[YR=1993] S2 E9 N5 W9 S3 $ N3 E9 S3 E25 N28 $.

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	0510	GARAGE WD-	0	100	30	50	1,500.00	SF	35.00	35.00	100	1975	1975	3	20	10,500	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	44	1,540	
5	0350	CARPORT WD	0	100	20	50	1,000.00	SF	13.00	13.00	100	1970	1970	3	20	2,600	

LAND DESCRIPTION

TOTAL OB/XF 14,640

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS