



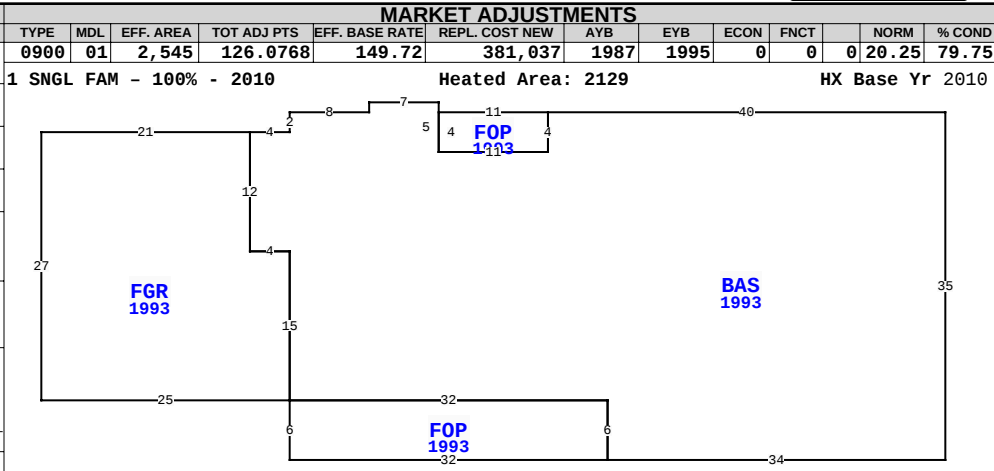
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	Quality Level 06
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	2,129	100	2,129	254,206
FGR	627	55	345	41,193
FOP	44	30	13	1,552
FOP	192	30	58	6,925
TOTALS	2,992		2,545	303,877

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,902.00	SF	4.00	4.00	100	1987
2	0940	SHEDS/PORT	0 100	8	6	48.00	SF	20.10	20.10	100	1987
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1987
5	0861	POOL GUNIT	0 100	32	15	480.00	SF	85.00	85.00	100	1988
6	0845	KOOL DECK	0 100	0	0	814.00	SF	7.25	7.25	100	1988
7	0510	GARAGE WD-	0 100	0	0	420.00	SF	35.00	35.00	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	180.00	230.00	1.00	AC	1.00



35287 SHERRY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
21,925											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		303,877	
TOTAL MARKET OB/XF VALUE		21,925	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		355,802	
SOH/AGL Deduction		210,401	
ASSESSED VALUE		145,401	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		95,401	
TOTAL JUST VALUE		355,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		271,580	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973699	XFOB	7,850	02/01/1997
5335	SWIM POOL	13,850	11/30/1988
3388	N/A	68,445	05/27/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1704/0440	10/08/2010	QC	U	I	11
GRANTOR: PENTECOST TERRY L					
GRANTEE: PENTECOST SUSAN S					
1655/0478	12/15/2009	WD	Q	I	01
GRANTOR: MORRIS JACKIE J					
GRANTEE: PENTECOST SUSAN & T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 FOP=[YR=1993] W11S4E11N4											
S\$4W11N5W7S1W8S2W4FGR=[YR=1993] W21 S27E25FOP=[YR=1993]											
S6E32N6W32\$ N15 W4 N12\$ S12 E4 S15 E32 S6 E34 N35\$.											