PT OF E1/2 OF SE1/4 OF SE1/4
IN OR 593/450
R788005 & 788006

JOHNSON MARVIN EDWIN & TONIA R
35502 GLORY ROAD
CALLAHAN, FL 32011

2024

11-2N-24-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

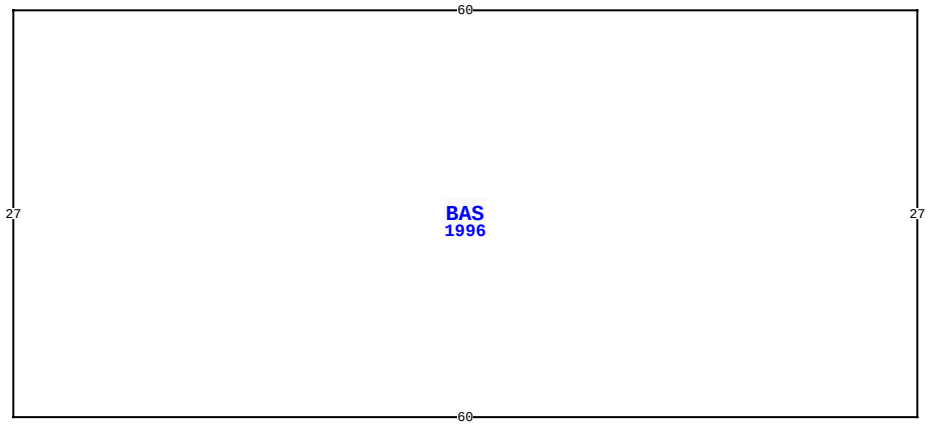
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	86,500
TOTALS	1,620		1,620	86,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	148.3200	111.24	180,209	1996	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1620 HX Base Yr



35502 GLORY RD, 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		86,500
TOTAL MARKET OB/XF VALUE		56,359
TOTAL LAND VALUE - MARKET		52,275
TOTAL MARKET VALUE		195,134
SOH/AGL Deduction		123,316
ASSESSED VALUE		71,818
TOTAL EXEMPTION VALUE	HX HB	46,818
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		195,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20013158	40X60 PL BARN	58,560	01/05/2021
B98	XFOB	8,160	10/01/1998
E962962	CHNGE SRVC	0	08/01/1996
MH961453	MH MOVE-ON	0	08/01/1996
7026	XFOB	1,088	03/01/1991
8455	MH MOVE-ON	10,000	02/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0593/0450	3/22/1990	WD	Q	V		18,000
GRANTOR: SWEAT JAMES & DEBORA						
GRANTEE: JOHNSON MARVIN & TO						
0465/0695	9/01/1985	WD	U	V		11,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W60 S27 E60 N27$.

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	24	20	480.00	SF	35.00	35.00	100	1986	1986	3	20	3,360	
2	0681	POLE SHED	0	100	16	12	192.00	SF	15.00	15.00	100	1990	1990	3	20	576	
3	0681	POLE SHED	0	100	8	18	144.00	SF	15.00	15.00	100	1981	1981	3	20	432	
4	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	2004	2004	3	36	691	
5	0681	POLE SHED	0	100	60	40	2,400.00	SF	22.50	22.50	100	2021	2021	3	95	51,300	

LAND DESCRIPTION

TOTAL OB/XF 56,359

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.05	AC		1.00	1.00	0.85	30,000.00	25,500.00	52,275							

REVIEW DATE 04/01/2021 BY TW Total Acres: 2.05 Total Land Value: 52,275 Market: 0 Agricultural: 0 Common: 52,275 PRINTED 08/06/2024 BY SYS