LOT 7
PERRET PLANTATION #2 PB 6/201

HUNTLEY COLETTE L/E/
35236 PERRETT PLANTATION ROAD
CALLAHAN, FL 32011

2024

11-2N-24-1641-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	05	Quality Level 05

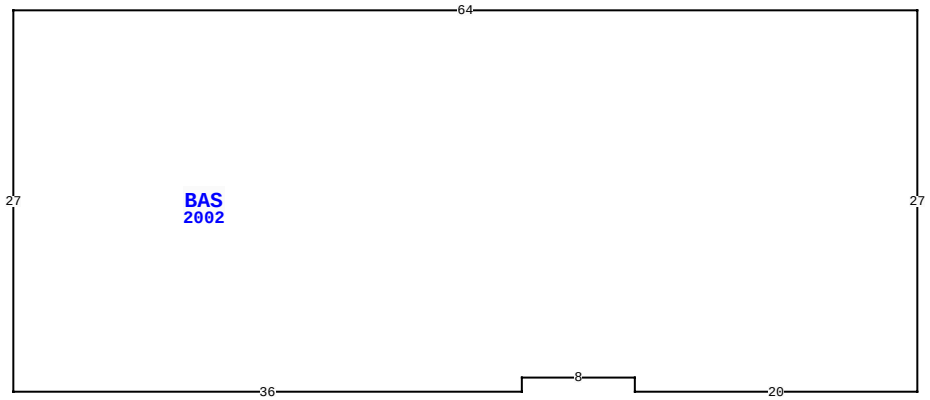
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	87,084
TOTALS	1,720		1,720	87,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,720	140.6400	105.48	181,426	1996	2001	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2023 Heated Area: 1720 HX Base Yr



35236 PERRET PLANTATION RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	87,084
TOTAL MARKET OB/XF VALUE	7,682
TOTAL LAND VALUE - MARKET	45,300
TOTAL MARKET VALUE	140,066
SOH/AGL Deduction	0
ASSESSED VALUE	140,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,066
TOTAL JUST VALUE	140,066
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M18880	H/AC	0	10/01/2013
MH023728	MH MOVE-ON	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/0347	4/27/2022	LE	U	I	11	100
GRANTOR: HUNTLEY COLETTE						
GRANTEE: DENNIS CAROL P & ER						
1023/1775	12/10/2001	WD	U	I	13	38,500
GRANTOR: M E PERRET INC						
GRANTEE: HUNTLEY ROBERT B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W64 S27 E36 N1 E8 S1 E20 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0812	CONCRETE C	0	0	0	0	1,074.00	SF	4.00	4.00	100	2002	2002	3	82	3,523	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	21.30	21.30	100	2002	2002	3	20	682	
4	0940	SHEDS/PORT	0	0	10	8	80.00	SF	19.50	19.50	100	2002	2002	3	20	312	
5	1242	WD DECK A	0	0	0	0	200.00	SF	10.00	10.00	100	2002	2002	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 7,682

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	0	0006	OR	0.00	0.00	1.51	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,300							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.51 Total Land Value: 45,300 Market: 0 Agricultural: 0 Common: 45,300 PRINTED 08/06/2024 BY SYS