LOT 10
IN OR 1388/1621
PERRET PLANTATION #2 PB 6/201

BELL DIANE/SLOVAK JEAN
35041 DUCKPOND CT
CALLAHAN, FL 32011

2024

11-2N-24-1641-0010-0000

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

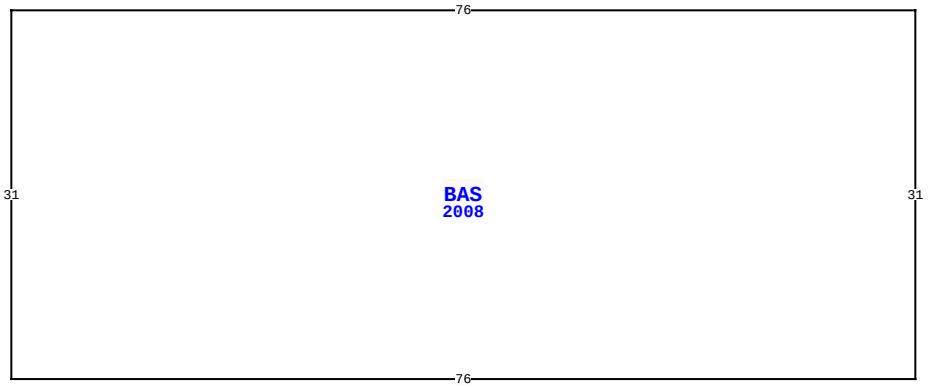
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	99,065
TOTALS	2,356		2,356	99,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	140.1600	105.12	247,663	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



35041 DUCKPOND CT, 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	99,065
TOTAL MARKET OB/XF VALUE	7,312
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	136,377
SOH/AGL Deduction	20,457
ASSESSED VALUE	115,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,920
TOTAL JUST VALUE	136,377
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8760	NEW CONSTR	0	11/01/2001
3675	MH MOVE-ON	0	11/01/2001
MH013417	MH MOVE-ON	0	02/01/2001
MH013416	MH MOVE-ON	0	02/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1388/1621	2/13/2006	WD	U	I	11	74,900
GRANTOR: THE CIT GROUP						
GRANTEE: BELL DIANE & JEAN S						
1275/1035	11/19/2004	CT	U	I	14	76,300
GRANTOR: CLERK OF COURT						
GRANTEE: THE CIT GROUP/CONSU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W76 S31 E76 N31$.

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	0812	CONCRETE C	0	0	0	0	1,785.00	SF	4.00	4.00	100	2001	2001	3	80	5,712	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	80	1,600	

LAND DESCRIPTION

TOTAL OB/XF 7,312

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/16/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS