LOT 18
IN OR 910/1082
R787771 & R787772

MUENCH ERIC P & CHRISTINA A
35503 GLORY ROAD
CALLAHAN, FL 32011

2024

12-2N-24-1640-0018-0000

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 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

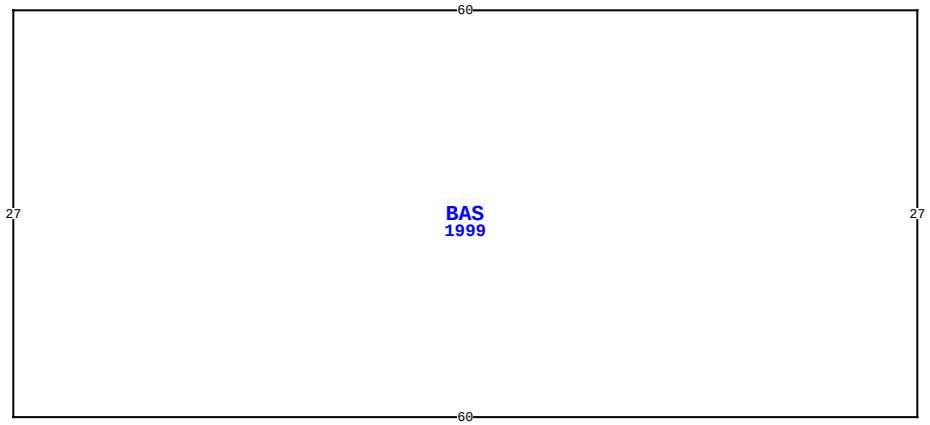
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	88,626
TOTALS	1,620		1,620	88,626

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	135.0800	101.31	164,122	1999	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2000 Heated Area: 1620 HX Base Yr 2000



35503 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		88,626
TOTAL MARKET OB/XF VALUE		8,348
TOTAL LAND VALUE - MARKET		34,800
TOTAL MARKET VALUE		131,774
SOH/AGL Deduction		69,151
ASSESSED VALUE		62,623
TOTAL EXEMPTION VALUE	HX HB	37,623
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992936	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0910/1082	12/07/1999	WD	U	I	13	28,500

GRANTOR: M E PERRET INC
GRANTEE: MUENCH ERIC & CHRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
2	0812	CONCRETE C	0	100	0	0	1,259.00	SF	4.00	4.00	100	1999	1999	3	77	3,878	
3	0681	POLE SHED	0	100	16	9	144.00	SF	15.00	15.00	100	2000	2000	3	28	605	
4	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	
5	0351	CARPORT MT	0	100	24	16	384.00	SF	10.00	10.00	100	2000	2000	3	20	768	

LAND DESCRIPTION

TOTAL OB/XF 8,348

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	1.16	AC		1.00	1.00	1.00	30,000.00	30,000.00	34,800							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.16 Total Land Value: 34,800 Market: 0 Agricultural: 0 Common: 34,800 PRINTED 08/06/2024 BY SYS