

HALL DARRELL L & NANCY JO
35286 CHESTNUT LANE
CALLAHAN, FL 32011

13-2N-24-0000-0002-0440

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

080002

MDL

02

EFF. AREA

2,108

TOT ADJ PTS

155.7400

EFF. BASE RATE

116.80

REPL. COST NEW

246,214

AYB

2002

EYB

2002

ECON

0

FNCT

0

NORM

0

% COND

50.00

50.00

03

VINYL 100

GABLE/HIP 100

03

COMP SHNGL 100

DRYWALL 100

05

CARPET 70

CLAY TILE 30

14

CENTRAL 100

AIR DUCTED 100

11

3 100

2 100

03

WOOD FRAME 100

02

1. 100

0 100

06

Quality Level 06

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

2,108

100

2,108

123,107

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1 M/H 94+ - 100% - 2008

Heated Area: 2108

HX Base Yr 2008

31

68

31

68

BLD DATE

04/02/2008

JH

LGL DATE

05/22/2023

MLU

XF DATE

04/02/2008

JH

LAND DATE

INC DATE

AG DATE

L N

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

2002

2002

3

86

3,010

LAND DESCRIPTION

TOTAL OB/XF

3,010

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000115

C

SFR ACRES

100

0007

OR

0.00

0.00

5.00

AC

1.00

1.00

1.00

16,000.00

16,000.00

80,000

REVIEW DATE

09/17/2019

BY

TWA

Total Acres:

5.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

123,107

TOTAL MARKET OB/XF VALUE

3,010

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

206,117

SOH/AGL Deduction

102,281

ASSESSED VALUE

103,836

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

53,836

TOTAL JUST VALUE

206,117

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

202,548

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

0981/1799

4/18/2001

WD Q V

5,000

GRANTOR: JOHNSON INEZ J

GRANTEE: HALL DARRELL & NANC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S31 E68 N31\$.