LOT 6 BROWN ACRES UNR
IN OR 2555/54

THIES ANNA M
35612 GLORY RD
CALLAHAN, FL 32011

2024

13-2N-24-0000-0003-0060

BUILDING CHARACTERISTICS

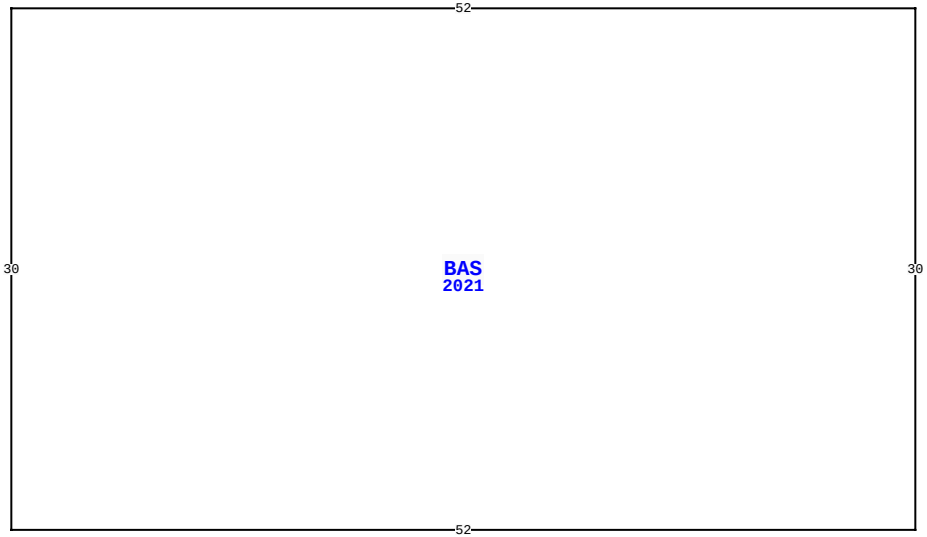
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,560	100	1,560	156,889
TOTALS	1,560		1,560	156,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	138.2400	103.68	161,741	2016	2020	0	0	0	3.00	97.00

1 M/H 94+ – 0% - 2023 Heated Area: 1560 HX Base Yr



35612 GLORY RD, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	156,889
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	210,889
SOH/AGL Deduction	0
ASSESSED VALUE	210,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,889
TOTAL JUST VALUE	210,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005448	CO ISSUED	0	04/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2555/0054	4/08/2022	WD	Q	I	01	248,000
GRANTOR: SANDERS SANDRA S & JA						
GRANTEE: THIES ANNA M						
2497/1298	9/16/2021	WD	Q	I	01	180,000
GRANTOR: CRUMBLEY JUSTIN						
GRANTEE: SANDERS SANDRA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	150.00	521.00	1.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,000							

REVIEW DATE 05/27/2021 BY TWX Total Acres: 1.80 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS