LOT 7 BROWN ACRES UNR PAR 3-7
IN OR 704 PG 1653

BARNEY KENNETH D JR & CYNTHIA
35626 GLORY ROAD
CALLAHAN, FL 32011

2024

13-2N-24-0000-0003-0070

BUILDING CHARACTERISTICS

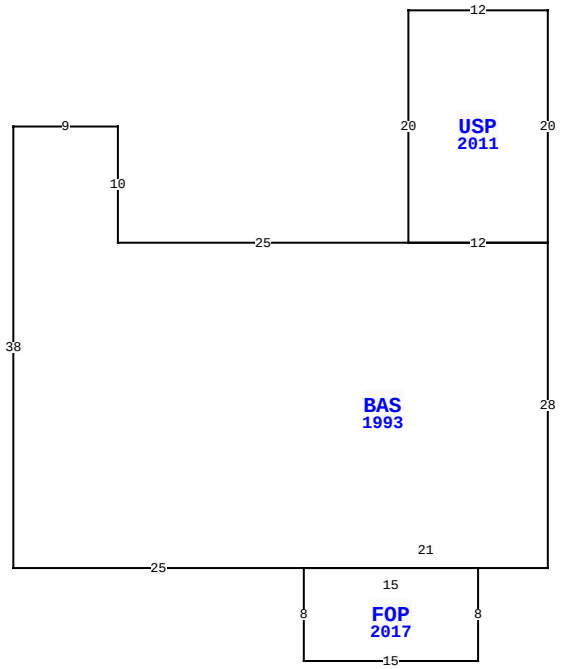
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	128,515
FOP	120	30	36	3,358
USP	240	30	72	6,715
TOTALS	1,738		1,486	138,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,486	115.5000	109.72	163,044	1987	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1378 HX Base Yr 1995



35626 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
1	0810	CONCRETE A	0	100	31	34	1,054.00	SF	6.50	6.50	100	1989	1989	3	57	3,905	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,587
TOTAL MARKET OB/XF VALUE		3,905
TOTAL LAND VALUE - MARKET		56,100
TOTAL MARKET VALUE		198,592
SOH/AGL Deduction		110,106
ASSESSED VALUE		88,486
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		38,486
TOTAL JUST VALUE		198,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5853	ADDITION	3,115	07/05/1989
3995	NEW CONSTR	0	02/08/1987
3862	NEW CONSTR	24,780	02/04/1987
2043	H/AC	0	02/04/1987
2458	NEW CONSTR	0	02/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/1653	5/18/1994	WD	Q	I		66,900
GRANTOR: ROSE IVYL & C JOYCE						
GRANTEE: BARNEY KENNETH & CY						
0574/0716	7/17/1989	WD	Q	I		51,500
GRANTOR: HIGGINBOTHAM WAYNE						
GRANTEE: ROSE IVYL & C JOYCE						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W12 S20 BAS=[YR=1993] W25 N10 W9 S38 E25
FOP=[YR=2017] S8 E15 N8 W15$ E21 N28 W12$ E12 N20$.

LAND DESCRIPTION

TOTAL OB/XF 3,905

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	000115	C	SFR ACRES	100		OR	150.00	529.00	1.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	56,100							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.87 Total Land Value: 56,100 Market: 0 Agricultural: 0 Common: 56,100 PRINTED 08/06/2024 BY SYS