LOTS 10 11 & 12
BROWN ACRES UNR PAR 3-8
(EX 3-9 & 3-10)

JOHNSON MARTHA J
35678 GLORY RD
CALLAHAN, FL 32011

2024

13-2N-24-0000-0003-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
Quality	03	Quality Level 03

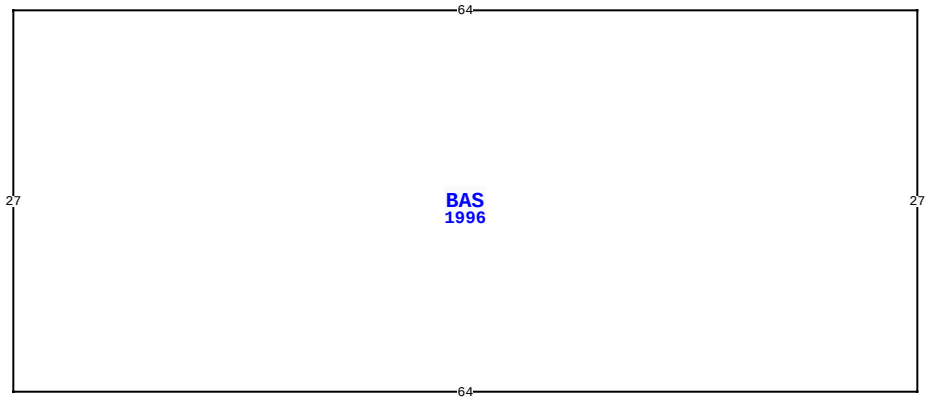
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	76,889
TOTALS	1,728		1,728	76,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	123.6000	92.70	160,186	1996	2001	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 0 Heated Area: 1728 HX Base Yr



35678 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		76,889
TOTAL MARKET OB/XF VALUE		3,368
TOTAL LAND VALUE - MARKET		59,400
TOTAL MARKET VALUE		139,657
SOH/AGL Deduction		76,215
ASSESSED VALUE		63,442
TOTAL EXEMPTION VALUE	HX HB	38,442
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951166	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2682/274	12/01/2023	QC	U	I	11	100
GRANTOR: SILCOX CALVIN B						
GRANTEE: SILCOX MARTHA J N/K						
0795/0539	6/03/1997	WD	Q	I		60,000
GRANTOR: STILLWAGONER HARVEY E						
GRANTEE: SILCOX CALVIN B & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E64 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	1996	1996	3	79	2,765	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	1996	1996	3	20	128	
3	1242	WD DECK A	0	100	8	27	216.00	SF	10.00	10.00	100	2004	2004	3	22	475	

LAND DESCRIPTION

TOTAL OB/XF 3,368

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	0.00	0.00	1.98	AC		1.00	1.00	1.00	30,000.00	30,000.00	59,400							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 1.98 Total Land Value: 59,400 Market: 0 Agricultural: 0 Common: 59,400 PRINTED 08/06/2024 BY SYS