PT OF LOT 70 (S-3) &
PARCEL 2-2 SEC 11-1N-24
IN OR 2468/1176

YARBROUGH STEPHANIE A & MARK R
34058 TABBY CT
CALLAHAN, FL 32011

2024

14-1N-24-2180-0070-0030

NASSAU COUNTY PROPERTY

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 100
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	06	Quality Level 06

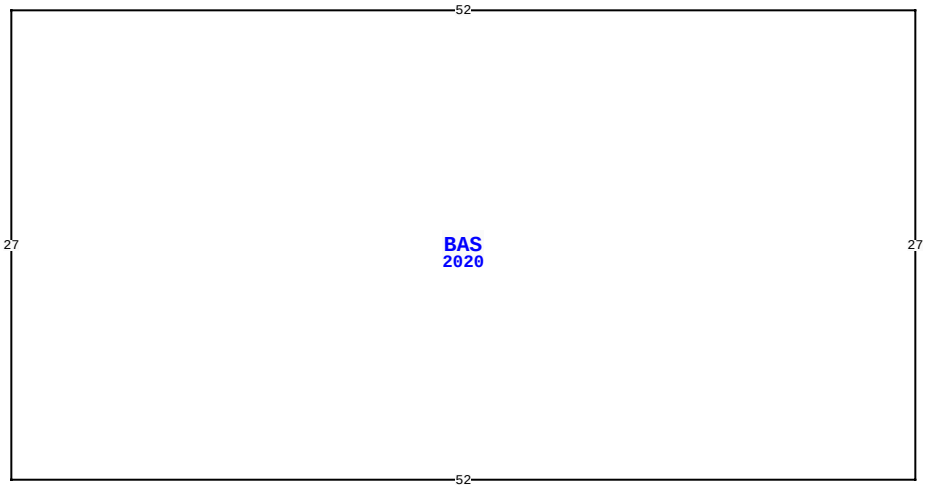
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	151,373
TOTALS	1,404		1,404	151,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	148.2000	111.15	156,055	2020	2020	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2023 Heated Area: 1404 HX Base Yr 2023



34058 TABBY CT, 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		151,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		181,673
SOH/AGL Deduction		3,444
ASSESSED VALUE		178,229
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		128,229
TOTAL JUST VALUE		181,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,038

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009176	CO ISSUED	0	10/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2468/1176	5/20/2021	WD	Q	I	01	166,000
GRANTOR: SMITH JASON D & KIMBE						
GRANTEE: YARBROUGH STEPHANIE						
2403/1840	10/27/2020	WD	U	I	11	100
GRANTOR: SMITH JASON SURVIVING						
GRANTEE: SMITH JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 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

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 02/05/2021 BY TW Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS