PT OF NW1/4 OF NW1/4 OF
SEC 24-2N-24E IN OR 2457/1145
& ESMT PT OR 1556/369

KATIPUNAN ALLAN M & TRACY M
35100 CHESTNUT LANE
CALLAHAN, FL 32011

2024

24-2N-24-0000-0014-0230

BUILDING CHARACTERISTICS

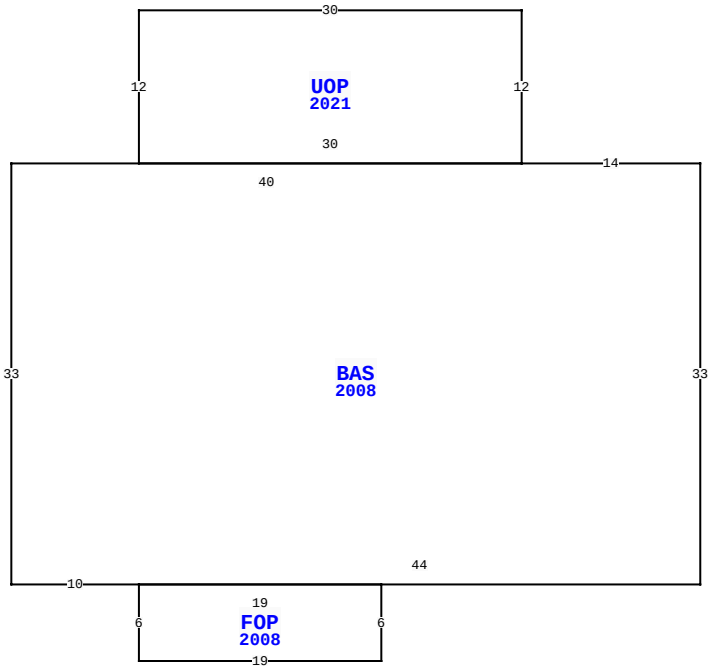
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,782	100	1,782	257,936
FOP	114	30	34	4,922
UOP	360	20	72	10,422
TOTALS	2,256		1,888	273,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,888	124.5090	155.64	293,848	2008	2008	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 1782 HX Base Yr 2022



35100 CHESTNUT LN, CALLAHAN

BLD DATE	12/16/2008 JH	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	273,279
TOTAL MARKET OB/XF VALUE	5,060
TOTAL LAND VALUE - MARKET	57,000
TOTAL MARKET VALUE	335,339
SOH/AGL Deduction	67,446
ASSESSED VALUE	267,893
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	217,893
TOTAL JUST VALUE	335,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20821	ELEC OTHER	2,500	05/01/2008
M13727	MECH OTHER	0	04/01/2008
C21196	CO ISSUED	0	03/01/2008
R11106	REPAIR/RRF	5,000	03/01/2008
B21196	NEW CONSTR	138,138	03/01/2008
P13116	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/1145	4/14/2021	WD	Q	I	02	325,000
GRANTOR: DRURY ROBERT & AMANDA						
GRANTEE: KATIPUNAN ALLAN M &						
1459/0819	11/15/2006	WD	Q	V		43,000
GRANTOR: LEWIS ROBIN & DAVID						
GRANTEE: DRURY ROBERT & AMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 UOP=[YR=2021] N12 W30 S12 E30$ W40 S33 E10
FOP=[YR=2008] S6 E19 N6 W19$ E44 N33$.

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	0811	CONCRETE B	0	100	0	0	600.00	SF	5.20	5.20	100	2009	2009	3	90	2,808	
2	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2021	2021	3	99	2,252	

LAND DESCRIPTION

TOTAL OB/XF 5,060

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	1.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	57,000							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 1.90 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000 PRINTED 08/06/2024 BY SYS