PT OF SW1/4 & PT OF NW1/4 OF
SEC 25-2N-24E & PT OF SE1/4
OF SEC 26-2N-24E IN

VADEN JOSHUA T TRUST/LEE STEPHANIE A
C/O STEPHANIE A LEE ETAL TRSTE, 35155 GOODBREAD RD
CALLAHAN, FL 32011

2024

25-2N-24-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	06	Quality Level 06

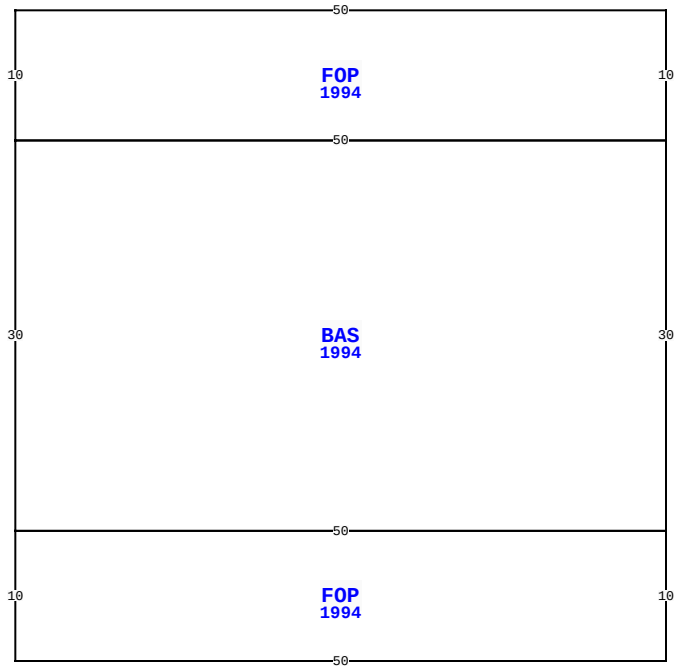
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	170,029
FOP	500	30	150	17,003
FOP	500	30	150	17,003
TOTALS	2,500		1,800	204,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	135.5850	128.81	231,858	1994	1999	0	0	0	12.00	88.00

1 SINGLE FAM – 0% - 0 Heated Area: 1500 HX Base Yr



35155 GOODBREAD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	303,373
TOTAL MARKET OB/XF VALUE	15,374
TOTAL LAND VALUE - MARKET	135,840
TOTAL MARKET VALUE	454,587
SOH/AGL Deduction	53,888
ASSESSED VALUE	400,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,699
TOTAL JUST VALUE	454,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145571	CO ISSUED	0	07/11/2014
E1427766	NEW CONSTR	0	06/01/2014
MHU94509	MH MOVE-ON	38,000	10/01/1994
8195	NEW CONSTR	51,344	06/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1916/1333	5/09/2014	WD	Q	I	01	220,000
GRANTOR: CONWAY LARRY H & HAZE						
GRANTEE: VADEN JOSHUA T TRUS						
1054/0664	5/07/2002	WD	U	I	01	100
GRANTOR: CONWAY LARRY H						
GRANTEE: CONWAY LARRY H & HA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1994] W50 S10 BAS=[YR=1994] S30 FOP=[YR=1994] S10 E50 N10 W50$ E50 N30 W50$ E50 N10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0350	CARPORT WD	0	0	64	24	1,536.00	SF	13.00	13.00	100	1996	1996	3	20	3,994	
3	0940	SHEDS/PORT	0	0	12	20	240.00	SF	30.00	30.00	100	1996	1996	3	20	1,440	
4	0350	CARPORT WD	0	0	30	24	720.00	SF	13.00	13.00	100	2000	2000	3	20	1,872	
5	0300	BOAT DCK W	0	0	45	8	360.00	SF	40.00	40.00	100	1998	1998	3	26	3,744	
6	0350	CARPORT WD	0	0	64	10	640.00	SF	13.00	13.00	100	1998	1998	3	20	1,664	

LAND DESCRIPTION

TOTAL OB/XF 15,374

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	0	0006	OR	0.00	0.00	8.49	AC		1.00	1.00	1.00	16,000.00	16,000.00	135,840							

REVIEW DATE 04/06/2020 BY TWA Total Acres: 8.49 Total Land Value: 135,840 Market: 0 Agricultural: 0 Common: 135,840 PRINTED 08/06/2024 BY SYS

PT OF SW1/4 & PT OF NW1/4 OF
SEC 25-2N-24E & PT OF SE1/4
OF SEC 26-2N-24E IN

VADEN JOSHUA T TRUST/LEE STEPHANIE A
C/O STEPHANIE A LEE ETAL TRSTE, 35155 GOODBREAD RD
CALLAHAN, FL 32011

2024

25-2N-24-0000-0007-0050

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

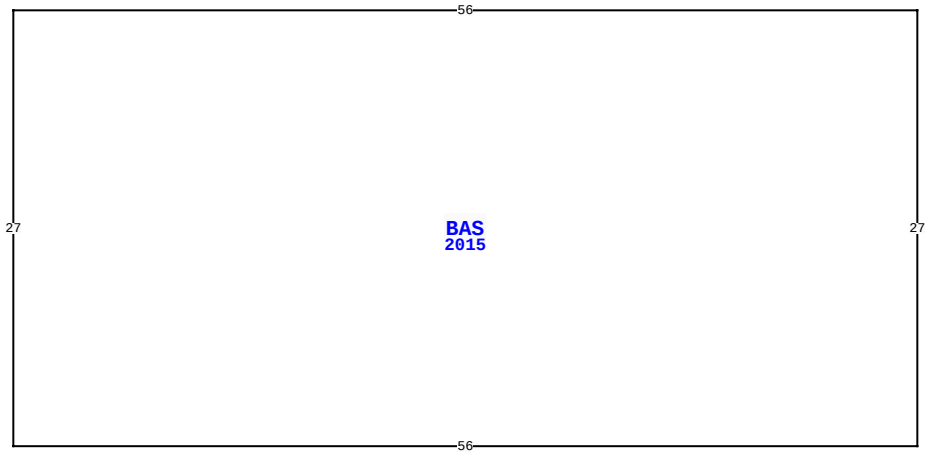
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	99,338
TOTALS	1,512		1,512	99,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.8000	87.60	132,451	2014	2014	0	0	0	25.00	75.00

2 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



35155 GOODBREAD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,699
TOTAL JUST VALUE	454,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	445,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: CONWAY LARRY H & HAZE						
GRANTEE: VADEN JOSHUA T TRUS						
1054/0664	5/07/2002	WD	U	I	01	100
GRANTOR: CONWAY LARRY H						
GRANTEE: CONWAY LARRY H & HA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W56 S27 E56 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

REVIEW DATE 04/06/2020 BY TWA Total Acres: 8.49 Total Land Value: 135,840 Market: 0 Agricultural: 0 Common: 135,840 PRINTED 08/06/2024 BY SYS