LOTS 14 & 15
A E EWING SUB #1 PB 3/67

PRATT ANGELINA SABINE & COLBY DAVID
35236 NANCY RD
CALLAHAN, FL 32011

2024

25-2N-24-226A-0014-0000

BUILDING CHARACTERISTICS

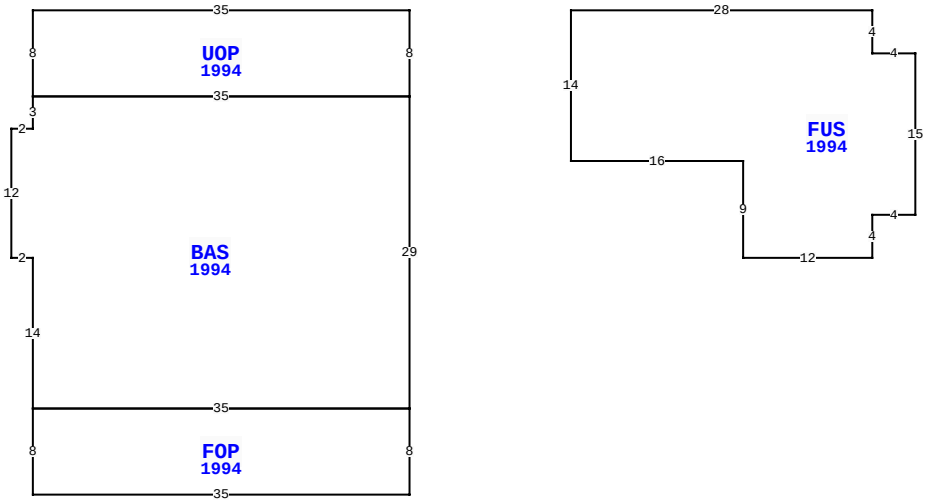
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,039	100	1,039	136,415
FOP	280	30	84	11,029
FUS	560	100	560	73,525
UOP	280	20	56	7,353
TOTALS	2,159		1,739	228,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,739	115.4250	144.28	250,903	1994	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2023 Heated Area: 1599 HX Base Yr 2023



35236 NANCY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		228,322
TOTAL MARKET OB/XF VALUE		16,370
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		284,692
SOH/AGL Deduction		1,710
ASSESSED VALUE		282,982
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		227,982
TOTAL JUST VALUE		284,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19225	ADDITION	11,880	12/01/2006
93039	NEW CONSTR	6,000	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/1416	5/04/2022	WD	Q	I	01	342,300
GRANTOR: GARCIA JOHN C & CAROL						
GRANTEE: PRATT ANGELINA SABI						
2014/1739	11/11/2015	WD	Q	I	02	200,000
GRANTOR: HARDY JOHN S & RITA J						
GRANTEE: GARCIA JOHN C & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1994] W35 S8 BAS=[YR=1994] S3 W2 S12 E2 S14
FOP=[YR=1994] S8 E35 N8 W35$ E35 N29 W35$ E35 N8$ PTR= E15
FUS=[YR=1994] E28 S4 E4 S15 W4 S4 W12 N9 W16 N14$ W15$.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1993	1993	3	20	4,032	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
3	0680	POLE SHED	0	100	7	3	21.00	SF	10.00	10.00	100	2006	2006	3	44	92	
4	0812	CONCRETE C	0	100	0	0	3,176.00	SF	3.00	3.00	100	1995	1995	3	70	6,670	
5	0855	CONC PAVER	0	100	24	18	432.00	SF	7.50	7.50	100	2009	2009	3	90	2,916	

LAND DESCRIPTION

TOTAL OB/XF 16,370

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	000100	C	SFR	100	0006	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS