

LOT 35
IN OR 2066/778
A E EWING SUB 2 PB 5/20

MACHADO DANIEL
35255 NANCY ROAD
CALLAHAN, FL 32011

2024

25-2N-24-226B-0035-0000



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 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	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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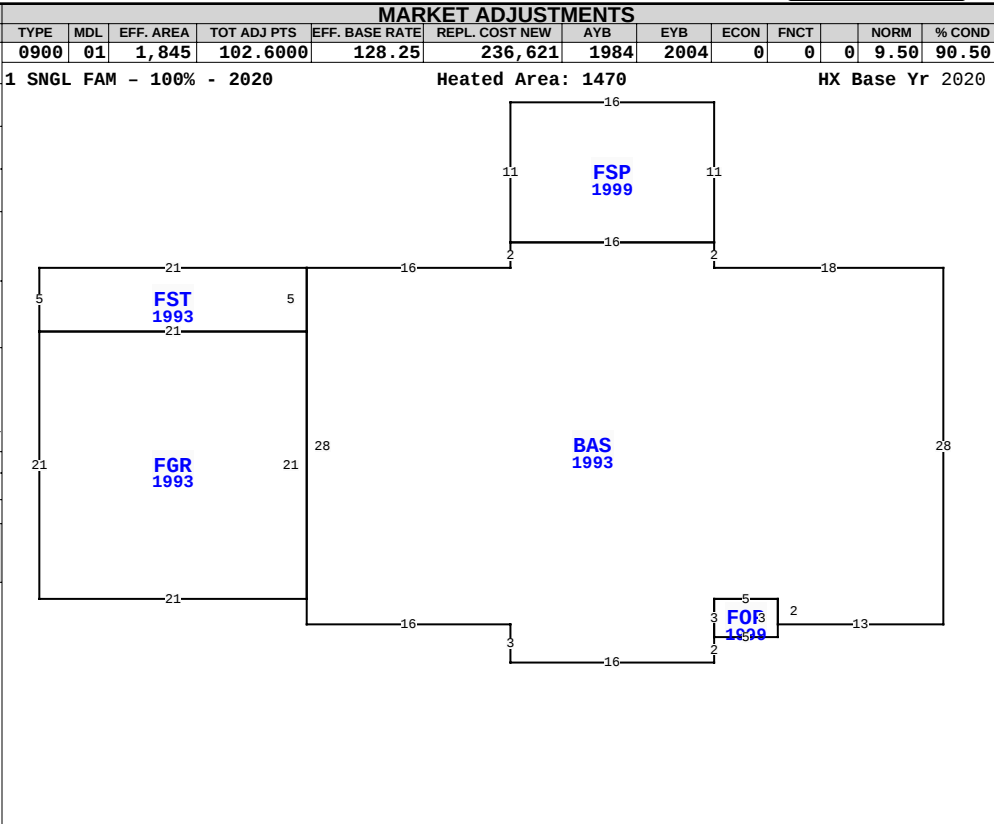
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	170,618
FGR	441	55	243	28,204
FOP	15	30	4	464
FSP	176	40	70	8,125
FST	105	55	58	6,732

TOTALS	2,207		1,845	214,142
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,787.00	SF	4.00	4.00	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE	06/18/2020	BY	TWA
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35255 NANCY RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
1,787.00	SF	4.00	4.00	100	1985	1985	3	47	3,360	
400.00	SF	35.00	35.00	100	2018	2018	3	87	12,180	

TOTAL OB/XF												17,500	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA	VAL	
06	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00		

Market:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		214,142	
TOTAL MARKET OB/XF VALUE		17,500	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		251,642	
SOH/AGL Deduction		66,967	
ASSESSED VALUE		184,675	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		134,675	
TOTAL JUST VALUE		251,642	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		242,731	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001055	GARAGE	19,286	02/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2066/0778	8/12/2016	PR	Q	I	01	185,000
GRANTOR: JINRIGHT HELEN C P/R						
GRANTEE: MACHADO DANIEL						
0648/1258	2/13/1992	QC	U	I	01	100
GRANTOR: ROWLAND GREGORY						
GRANTEE: ROWLAND JOYCE D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 N2 FSP=[YR=1999] N11 W16 S11 E16\$ W16 S2 W16 FST=[YR=1993] W21 S5 FGR=[YR=1993] S21 E21 N21 W21 \$ E21 N5\$ S28 E16 S3 E16 N2 FOP=[YR=1999] E5 N3 W5 S3\$ N3 E5 S2 E13 N28\$.											