LOTS 36 & 37
AE EWING SUB 2 PB 5/20

ARNOLD DOROTHY D & TROY A
35211 NANCY RD
CALLAHAN, FL 32011

2024

25-2N-24-226B-0036-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

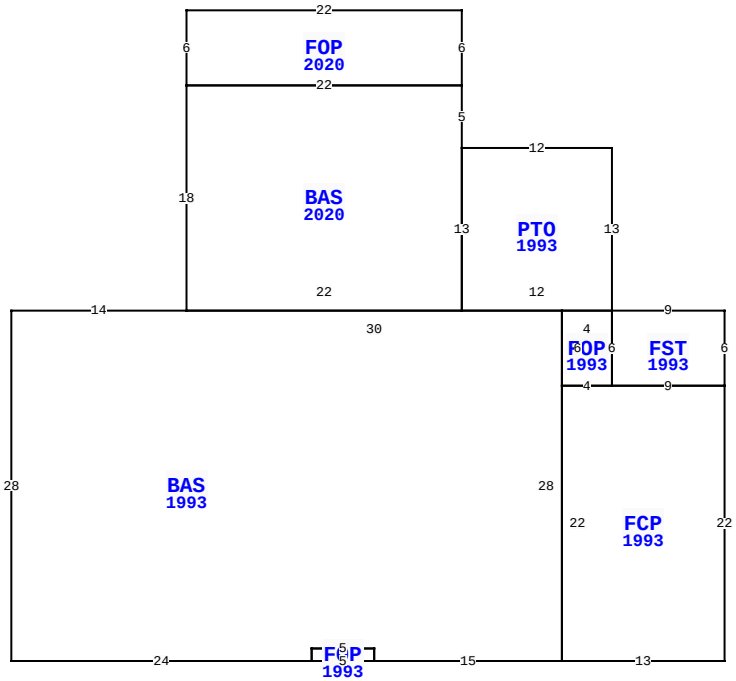
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,227	100	1,227	117,119
BAS	396	100	396	37,799
FCP	286	25	72	6,872
FOP	5	30	2	191
FOP	24	30	7	668
FOP	132	30	40	3,818
FST	54	55	30	2,864
PTO	156	5	8	764
TOTALS	2,280		1,782	170,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	127.4700	121.10	215,800	1972	1994	0	0	0	21.18	78.82

1 SINGLE FAM – 100% - 2022 Heated Area: 1623 HX Base Yr 2022



35211 NANCY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		170,094
TOTAL MARKET OB/XF VALUE		12,370
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		222,464
SOH/AGL Deduction		28,570
ASSESSED VALUE		193,894
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,894
TOTAL JUST VALUE		222,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001502	ADDITION	52,783	02/19/2020
7769	REPAIR/RRF	1,600	01/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2479/0481	7/09/2021	WD	U	I	30	140,000
GRANTOR: ARNOLD DOROTHY D & DO						
GRANTEE: ARNOLD DOROTHY D &						
2459/1829	5/07/2021	FJ	U	I	11	100
GRANTOR: MINCHEW DOROTHY L EST						
GRANTEE: ARNOLD DOROTHY DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W9 PTO=[YR=1993] N13 W12 BAS=[YR=2020] N5 FOP=[YR=2020] N6 W22 S6 E22$ W22 S18 BAS=[YR=1993] W14 S28 E24 FOP=[YR=1993] E5 N1 W5 S1$ N1 E5 S1 E15 FCP=[YR=1993] E13 N22 W9 FOP=[YR=1993] N6 W4 S6 E4$ W4 S22$ N28 W30$ E22 N13$ S13 E12$ S6 E9 N6$.

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	30	25	750.00	SF	35.00	35.00	100	2005	2005	3	40	10,500	
2	0810	CONCRETE A	0	100	47	9	423.00	SF	6.50	6.50	100	1994	1994	3	68	1,870	

LAND DESCRIPTION

TOTAL OB/XF 12,370

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 03/15/2021 BY TW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS