LOT 38
IN OR 836/1913
A E EWING SUB 2 PB 5/20

DINGMAN MICHAEL T & APRIL A
35189 NANCY ROAD
CALLAHAN, FL 32011

2024

25-2N-24-226B-0038-0000

BUILDING CHARACTERISTICS

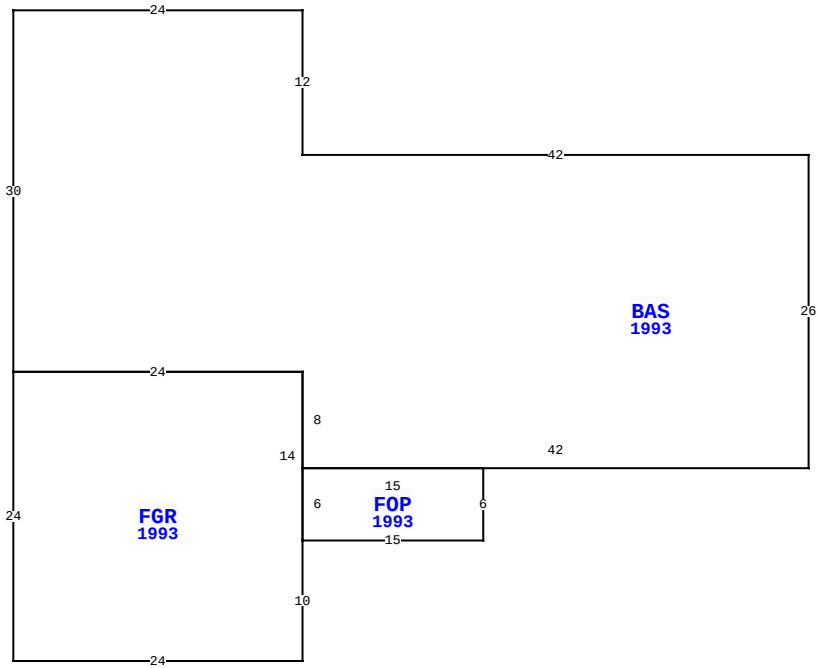
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100	1,812	180,695
FGR	576	55	317	31,611
FOP	90	30	27	2,693
TOTALS	2,478		2,156	214,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	95.2560	119.07	256,715	1976	1986	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 1999 Heated Area: 1812 HX Base Yr 1999



35189 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		214,999
TOTAL MARKET OB/XF VALUE		3,669
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		238,668
SOH/AGL Deduction		126,008
ASSESSED VALUE		112,660
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,660
TOTAL JUST VALUE		238,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7555	ADDITION	13,552	10/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/1913	6/10/1998	WD	Q	I		90,000
GRANTOR: BROWN T MICHAEL & CON						
GRANTEE: DINGMAN MICHAEL & A						
0638/0422	10/08/1991	WD	Q	I		66,900
GRANTOR: BROWNING MATTHEW & S						
GRANTEE: BROWN T MICHAEL & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 N12 W24 S30 FGR=[YR=1993] S24 E24 N10
FOP=[YR=1993] E15 N6 W15 S6$ N14 W24$ E24 S8 E42 N26$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	38	1,330	
2	0812	CONCRETE C	0	100	0	0	1,773.00	SF	4.00	4.00	100	1980	1980	3	32.5	2,305	
3	1076	TRELLIS A	0	100	3	6	18.00	SF	7.50	7.50	100	2000	2000	3	25	34	

LAND DESCRIPTION

TOTAL OB/XF 3,669

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	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/06/2024 BY SYS