PT OF OR 177/45 & OR 220/244

TANNER C F JR
35455 TANNER LANE
CALLAHAN, FL 32011

2024

26-2N-24-0000-0002-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

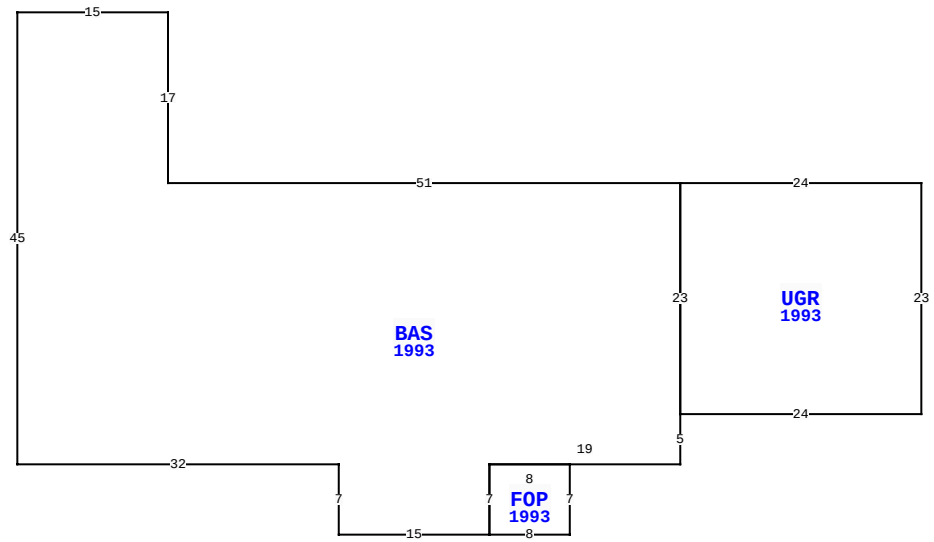
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,208	100	2,208	236,123
FOP	56	30	17	1,818
UGR	552	45	248	26,521
TOTALS	2,816		2,473	264,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,473	116.1600	145.20	359,080	1976	1986	0	0	0	26.35	73.65

1 SNGL FAM – 100% - 0 Heated Area: 2208 HX Base Yr



35455 TANNER LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,462
TOTAL MARKET OB/XF VALUE		933
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		313,095
SOH/AGL Deduction		190,951
ASSESSED VALUE		122,144
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		67,144
TOTAL JUST VALUE		313,095
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0220/0244	1/01/1976	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 N17 W15 S45 E32 S7 E15 FOP=[YR=1993] E8 N7 W8S7$ N7 E19 N5 UGR=[YR=1993] E24 N23 W24S23$ N23 $.

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	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	100	1980	1980	3	32.5	933	

LAND DESCRIPTION

TOTAL OB/XF 933

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	100	0005	OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	47,700							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.59 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 08/06/2024 BY SYS