



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	06	Quality Level 06
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	2,129	100	2,129	265,069
FGR	627	55	345	42,954
FOP	44	30	13	1,619
FOP	192	30	58	7,221
TOTALS	2,992		2,545	316,863

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,902.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10	20.10	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	814.00	SF	7.25	7.25	
6	0510	GARAGE WD-	0	100	0	0	420.00	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	000115	C	SFR ACRES	100	0006	OR	180.00	230.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,545	126.0768	157.60	401,092	1987	1995	0	0	21.00	79.00
1 SNGL FAM - 100% - 2010 Heated Area: 2129 HX Base Yr 2010											

35287 SHERRY RD, CALLAHAN											
BLD DATE: 06/13/2023 MLU											
XF DATE: 06/13/2023 MLU											
INC DATE: 06/13/2023 MLU											
LGL DATE: 06/13/2023 MLU											
LAND DATE: 06/13/2023 MLU											
AG DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			316,863
TOTAL MARKET OB/XF VALUE			21,370
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			368,233
SOH/AGL Deduction			218,470
ASSESSED VALUE			149,763
TOTAL EXEMPTION VALUE			100,000
BASE TAXABLE VALUE			49,763
TOTAL JUST VALUE			368,233
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973699	XFOB	7,850	02/01/1997
5335	SWIM POOL	13,850	11/30/1988
3388	N/A	68,445	05/27/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1704/0440	10/08/2010	QC	U	I	11
GRANTOR: PENTECOST TERRY L					
GRANTEE: PENTECOST SUSAN S					
1655/0478	12/15/2009	WD	Q	I	01
GRANTOR: MORRIS JACKIE J					
GRANTEE: PENTECOST SUSAN & T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W40 FOP=[YR=1993] W11S4E11N4											
S\$4W11N5W7S1W8S2W4FGR=[YR=1993] W21 S27E25FOP=[YR=1993]											
S6E32N6W32\$ N15 W4 N12\$ S12 E4 S15 E32 S6 E34 N35\$.											