PT SW1/4 OF NW1/4 OF SE1/4 OF
SEC 26-2N-24E IN OR 876/361

EDWARDS MICHAEL K & LINDA F
35165 SHERRY ROAD
CALLAHAN, FL 32011

2024

26-2N-24-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

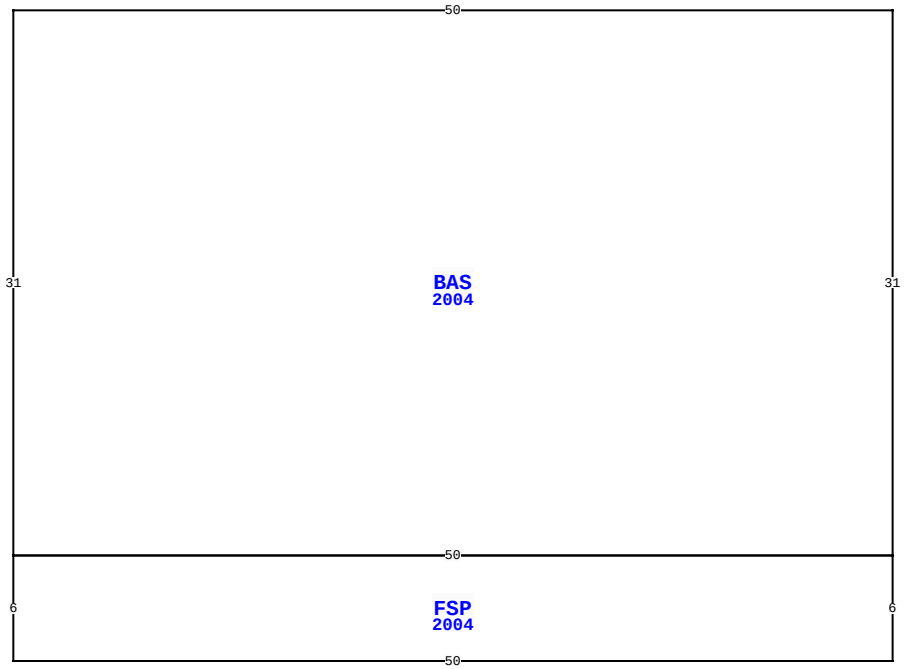
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,550	100	1,550	170,314
FSP	300	40	120	13,186
TOTALS	1,850		1,670	183,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,670	102.5100	128.14	213,994	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 1550 HX Base Yr 2005



35165 SHERRY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,500
TOTAL MARKET OB/XF VALUE		6,064
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		219,864
SOH/AGL Deduction		104,625
ASSESSED VALUE		115,239
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,239
TOTAL JUST VALUE		219,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412484	NEW CONSTR	102,000	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/0496	6/15/2017	QC	U	I	11	32,900
GRANTOR: EDWARDS MICHAEL K & L						
GRANTEE: EDWARDS MICHAEL K &						
0876/0361	3/26/1999	WD	U	V	01	100
GRANTOR: EDWARDS FRANK M						
GRANTEE: EDWARDS MICHAEL K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W50 S31 FSP=[YR=2004] S6 E50 N6 W50$ E50 N31$.

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	2004	2004	3	88	3,080	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2005	2005	3	24	1,382	
3	0751	UOP	0	100	22	14	308.00	SF	10.00	10.00	100	2008	2008	3	52	1,602	

LAND DESCRIPTION

TOTAL OB/XF 6,064

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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/06/2024 BY SYS