

PT OF SW1/4 OF NW1/4
IN OR 1574/994
2003 JACO DW/MH

SPIVEY JODY ALLEN
34273 BALL PARK ROAD
CALLAHAN, FL 32011

2024

35-2N-24-0000-0002-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	06	Quality Level 06
DOR CODE	0200 MOBILE HOME	
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	82,572
BAS	280	100	280	16,467
FOP	208	30	62	3,646
PTO	192	5	10	588
TOTALS	2,084		1,756	103,274

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0200	BARN WD 0-	0	100	0	0	272.00	SF	15.00	15.00	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
3	0681	POLE SHED	0	100	10	8	80.00	SF	11.25	11.25	
4	0511	GARAGE CB-	0	100	30	28	840.00	SF	30.00	30.00	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0810	CONCRETE A	0	100	0	0	155.00	SF	4.88	4.88	

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		OR	0.00	0.00	2.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,756	150.8000	113.10	198,604	2003	2003	0	0	0 48.00	52.00
1 M/H 94+ - 100% - 2008 Heated Area: 1684 HX Base Yr 2008											
34273 BALLPARK RD, CALLAHAN											
BLD DATE: 06/13/2023 MLU											

TOTAL OB/XF											
26,316											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		103,274	
TOTAL MARKET OB/XF VALUE		26,316	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		189,590	
SOH/AGL Deduction		95,096	
ASSESSED VALUE		94,494	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		44,494	
TOTAL JUST VALUE		189,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M023906	MH MOVE-ON	0	08/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1574/0994	6/30/2008	WD U	I	I	07
GRANTOR: SPIVEY MONROE G & JOA					
GRANTEE: SPIVEY JODY ALLEN					
1543/1981	1/02/2008	WD U	I	I	01
GRANTOR: SPIVEY MONROE G & JOA					
GRANTEE: SPIVEY JODY ALLEN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2008] W8 BAS=[YR=2003] W20 BAS=[YR=2008] N14 W20 S14 E20\$ W32 S27 E15 PTO=[YR=2008] S12 E16 N12 W16\$ E37 N27\$ S26 E8 N26\$.											