PT OF SW1/4 OF NW1/4 OF
SEC 35-2N-24E IN OR 2572/1578
(EX ESMT IN OR 542/216)

BONAFEDE CARLA L/E/
34205 BALL PARK ROAD
CALLAHAN, FL 32011

2024

35-2N-24-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

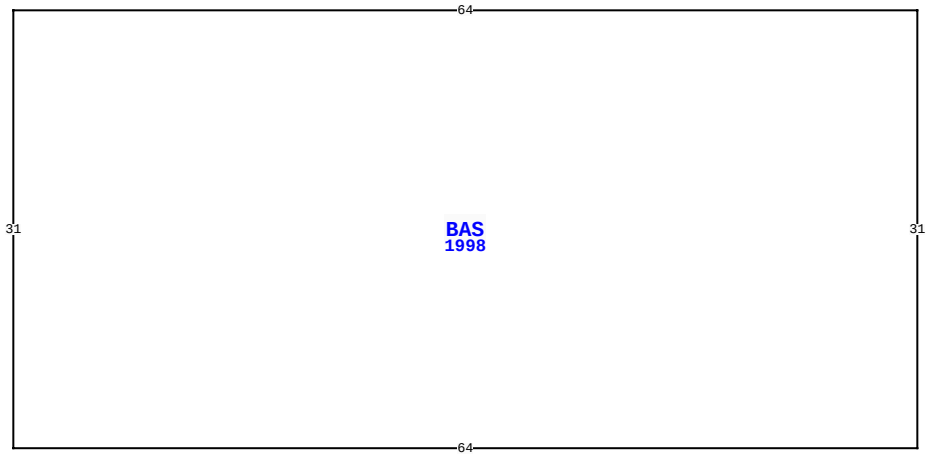
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,984	100	1,984	95,018
TOTALS	1,984		1,984	95,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	122.8000	92.10	182,726	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2012 Heated Area: 1984 HX Base Yr 2012



34205 BALLPARK 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		95,018
TOTAL MARKET OB/XF VALUE		31,542
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		186,560
SOH/AGL Deduction		82,980
ASSESSED VALUE		103,580
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		48,580
TOTAL JUST VALUE		186,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165786	CO ISSUED	0	12/08/2016
MH165786	MH MOVE-ON	0	10/31/2016
B25011	ADDITION	50,973	08/01/2011
WE00471	OTHER	0	11/01/2006
MH982422	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2572/1578	6/23/2022	LE	U	I	11	100
GRANTOR: BONAFEDE ROBERT C & C						
GRANTEE: BONAFEDE CHRISTY						
1726/0844	2/25/2011	WD	U	I	11	60,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: BONAFEDE ROBERT C &						

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	1242	WD DECK A	0	100	7	15	105.00	SF	10.00	10.00	100	1998	1998	3	20	210	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0751	UOP	0	100	30	14	420.00	SF	10.00	10.00	100	2011	2011	3	64	2,688	
4	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2011	2011	3	92	3,444	
5	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2011	2011	3	64	16,128	
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
7	1242	WD DECK A	0	0	8	8	64.00	SF	5.00	5.00	100	2016	2016	3	74	237	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 31,542

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 10/01/2020 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS