

MABE TIMOTHY CHARLES/DEAN ALEXIS SIERRA
35083 PERRET PLANTATION ROAD
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																																								
Exterior Wall	03	VINYL 100								0800	02	2,009	128.4800	109.21	219,403	2000	2016	0	0	0	20.00	80.00	VALUATION BY																																																																								
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2025														Heated Area: 1944														HX Base Yr 2025										Tax Group: 6										Tax Dist:										STANDARD																											
Roof Cover	03	COMP SHNGL 100																																																		BUILDING MARKET VALUE														175,522																													
Interior Wall	05	DRYWALL 100																																																		TOTAL MARKET OB/XF VALUE														10,628																													
Interior Floo	14	CARPET 70																																																		TOTAL LAND VALUE - MARKET														45,000																													
Interior Floo	08	SHT VINYL 30																																																		TOTAL MARKET VALUE														231,150																													
Air Condition	03	CENTRAL 100																																																		SOH/AGL Deduction														0																													
Heating Type	04	AIR DUCTED 100																																																		ASSESSED VALUE														231,150																													
Bedrooms		4 100																																																		TOTAL EXEMPTION VALUE														HX HB														50,722															
Bathrooms		2 100																																																		BASE TAXABLE VALUE														180,428																													
Frame	02	WOOD FRAME 100																																																		TOTAL JUST VALUE														231,150																													
Stories	1.	1. 100																																																		NCON VALUE														0																													
Units		0 100																																																		INCOME VALUE																																											
																																																				PREVIOUS YEAR MKT VALUE														147,251																													
Quality	04	Quality Level 04																																																																																													
DOR CODE	0200	MOBILE HOME																																																																																													
MAP NUM										MKT AREA								08																																																																													
NEIGHBORHOOD/LOC	8014.00																																																																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																										
BAS	1,944	100	2002	1,944	169,843																																																																																										
DCK	180	15	2004	27	2,359																																																																																										
FOP	128	30	2004	38	3,320																																																																																										
TOTALS		2,252			2,009	175,522																																																																																									
EXTRA FEATURES					35083 PERRET PLANTATION RD, CALLAHAN															BLD DATE										LGL DATE					05/21/2025					MLU																																																							
																				XF DATE										LAND DATE																																																																	
																				INC DATE										AG DATE																																																																	
L N	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	0812	CONCRETE C	0 100	0 0	1,960.00	SF	4.00	4.00	100	2002	2002	3	80	6,272																																																																																	
4	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905																																																																																	
5	0810	CONCRETE A	0 100	0 0	240.00	SF	6.50	6.50	100	2013	2013	3	93	1,451																																																																																	
LAND DESCRIPTION															TOTAL OB/XF															10,628																																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																																							
1	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																																																																														