LOT 2
PERRET PLANTATION #2 PB 6/201

GREINER EUGEN
463688 SR 200 #421
YULEE, FL 32097

2025

11-2N-24-1641-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

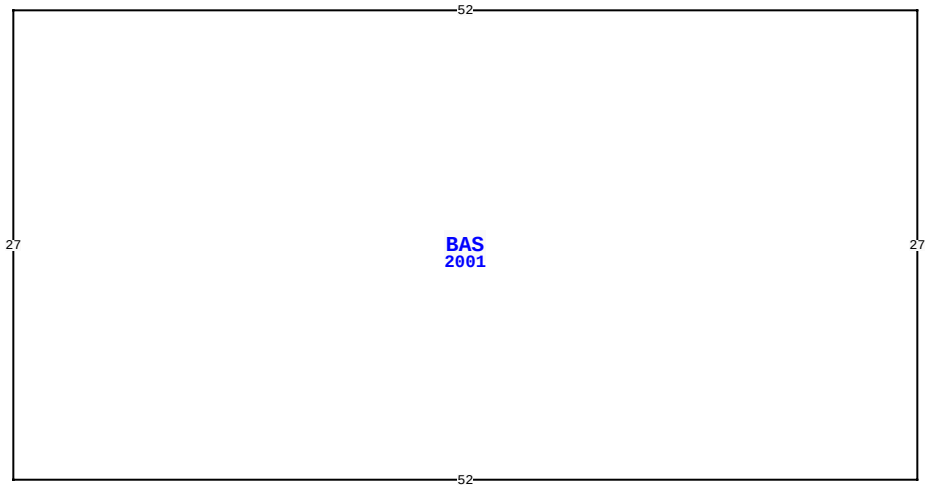
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8014.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2001	1,404	83,643
TOTALS	1,404			1,404	83,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	152.3600	129.51	181,832	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



35121 PERRET PLANTATION RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	83,643
TOTAL MARKET OB/XF VALUE	7,978
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	136,621
SOH/AGL Deduction	22,129
ASSESSED VALUE	114,492
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,492
TOTAL JUST VALUE	136,621
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018752	GARAGE	10,000	09/01/2001
B0108369	FOUNDATION	1,500	06/01/2001
MH013520	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2429/1898	2/01/2021	CT	U	I	18	92,600
GRANTOR: CLERK OF COURT						
GRANTEE: GREINER EUGEN						
0984/1778	5/07/2001	WD	U	I	13	32,500
GRANTOR: M E PERRET INC						
GRANTEE: GODWIN NADINE TAYLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W52 S27 E52 N27$.

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	0752	USP	0	0	14	10	140.00	SF	15.00	15.00	100	2009	2009	3	52	1,092	
2	0812	CONCRETE C	0	0	0	0	1,188.00	SF	4.00	4.00	100	2001	2001	3	79	3,754	
3	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	2019	2019	3	87	3,132	

LAND DESCRIPTION

TOTAL OB/XF 7,978

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS