LOT 8
PERRET PLANTATION #2 PB 6/201

WHITFORD JULES P & MARIANELA
35204 PERRET PLANTATION RD
CALLAHAN, FL 32011

2025

11-2N-24-1641-0008-0000

BUILDING CHARACTERISTICS

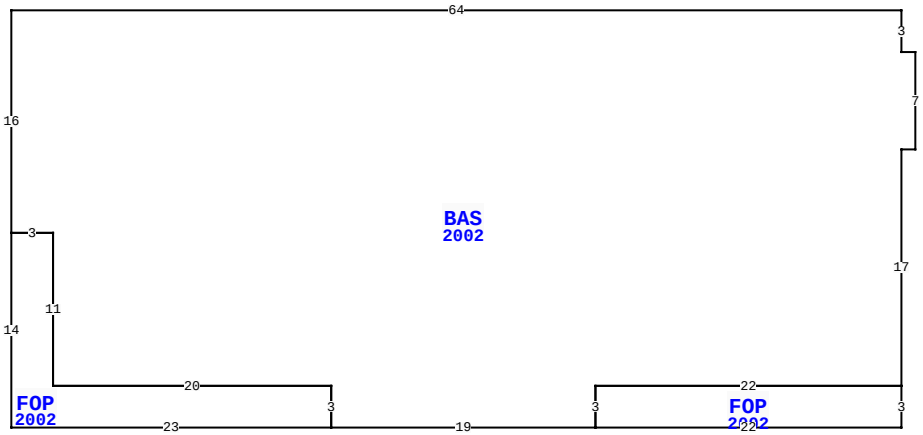
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	30	. 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	1,759	100	2002	1,759	139,760
FOP	66	30	2002	20	1,589
FOP	102	30	2002	31	2,463
TOTALS	1,927			1,810	143,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,810	194.7400	165.53	299,609	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2021 Heated Area: 1759 HX Base Yr 2021



35204 PERRET PLANTATION RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		143,812
TOTAL MARKET OB/XF VALUE		30,446
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		227,358
SOH/AGL Deduction		60,206
ASSESSED VALUE		167,152
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,430
TOTAL JUST VALUE		227,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012919	30X40 CARPORT	38,520	10/06/2023
22012619	XFOB	8,703	08/17/2022
MH023814	MH MOVE-ON	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0518	9/08/2020	WD	Q	I	02	160,000
GRANTOR: SHUMAN ROBERT W II &						
GRANTEE: WHITFORD JULES P &						
1939/1097	9/24/2014	SW	Q	I	01	98,000
GRANTOR: AS LILY LLC						
GRANTEE: SHUMAN ROBERT W II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W64 S16 FOP=[YR=2002] S14 E23 N3 W20 N11 W3$ E3 S11 E20 S3 E19 FOP=[YR=2002] E22 N3 W22 S3$ N3 E22 N17 E1 N7 W1 N3$.

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	0812	CONCRETE C	0	100	0	0	1,345.00	SF	4.00	4.00	100	2002	2002	3	80	4,304	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2022	2022	3	93	8,035	
4	0350	CARPORT WD	0	100	40	30	1,200.00	SF	13.00	13.00	100	2024	2023		97	15,132	

LAND DESCRIPTION

TOTAL OB/XF 30,446

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	100	0006	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 02/13/2024 BY WW Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS