LOT 19
PERRET PLANTATION #2 PB 6/201

DOCHTERMAN BRYCE & TEQUESTA
35048 DUCKPOND COURT
CALLAHAN, FL 32011

2025

11-2N-24-1641-0019-0000

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

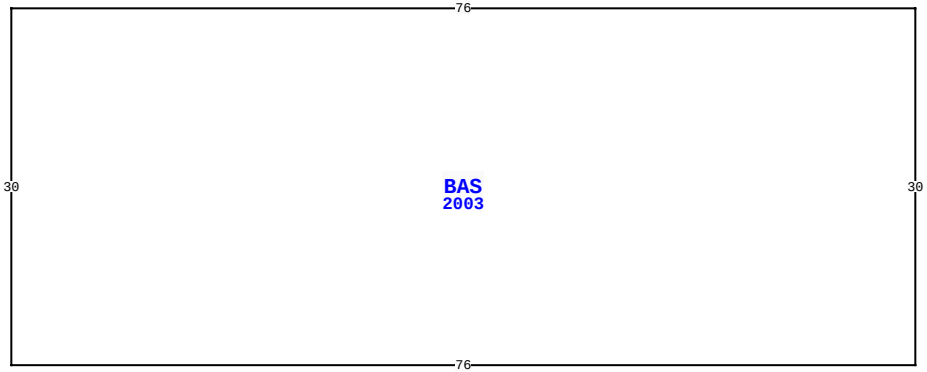
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2003	2,280	175,031
TOTALS	2,280			2,280	175,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	141.1200	119.95	273,486	2003	2010	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2025 Heated Area: 2280 HX Base Yr 2025



35048 DUCKPOND CT, CALLAHAN

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

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,303.00	SF	4.00	4.00	100	2003	2003	3	82	4,274	
3	1242	WD DECK A	0	100	46	16	736.00	SF	10.00	10.00	100	2009	2009	3	35	2,576	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,031
TOTAL MARKET OB/XF VALUE		9,860
TOTAL LAND VALUE - MARKET		49,950
TOTAL MARKET VALUE		234,841
SOH/AGL Deduction		0
ASSESSED VALUE		234,841
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,119
TOTAL JUST VALUE		234,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
W03114	MH MOVE-ON	0	01/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1933	3/16/2023	WD	Q	I	01	260,000
GRANTOR: VARNER TAMMY D						
GRANTEE: DOCHTERMAN BRYCE &						
2480/1640	7/14/2021	QC	U	I	11	100
GRANTOR: VARNER GERALD						
GRANTEE: VARNER TAMMY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 9,860

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	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 05/23/2022 BY TWA Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS