LOT 12
PERRET PLANTATION PHASE #1
PB 6/144-145

THOMPSON SUMMER
35617 GLORY RD
CALLAHAN, FL 32011

2025

12-2N-24-1640-0012-0000

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	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

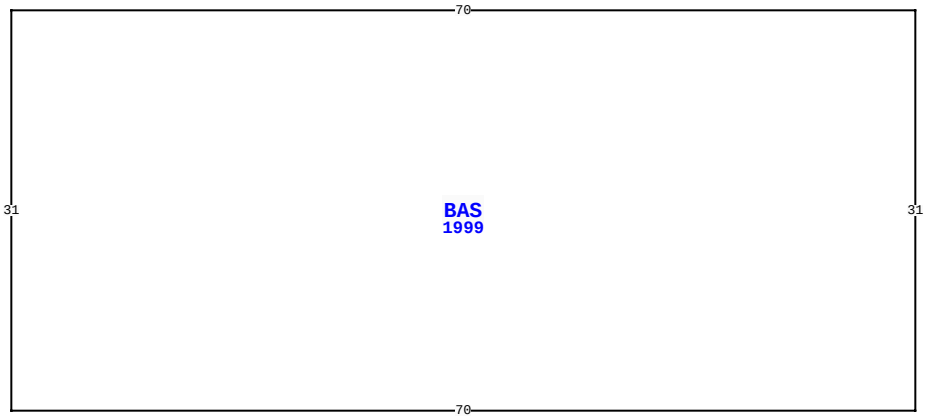
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100	1999	2,170	148,438
TOTALS	2,170			2,170	148,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,170	129.8000	110.33	239,416	1999	2009	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 2170 HX Base Yr



35617 GLORY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	161,542
TOTAL MARKET OB/XF VALUE	8,892
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	215,434
SOH/AGL Deduction	28,719
ASSESSED VALUE	186,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,715
TOTAL JUST VALUE	215,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414216	REPAIR/RRF	7,990	12/01/2014
B0108146	GARAGE	10,350	04/01/2001
MH992867	MH MOVE-ON	0	10/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2445/1486	3/12/2021	WD	Q	I	01	174,000
GRANTOR: OSTRANDER ELIZABETH						
GRANTEE: THOMPSON JAMES & SU						
1977/0277	4/27/2015	QC	U	I	11	100
GRANTOR: JUST FOR THE LOVE OF						
GRANTEE: OSTRANDER ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W70 S31 E70 N31$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0812	CONCRETE C	0	0	0	0	1,499.00	SF	4.00	4.00	100	1999	1999	3	75	4,497	
3	1242	WD DECK A	0	0	24	10	240.00	SF	10.00	10.00	100	2015	2015	3	65	1,560	

LAND DESCRIPTION

TOTAL OB/XF 8,892

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/28/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

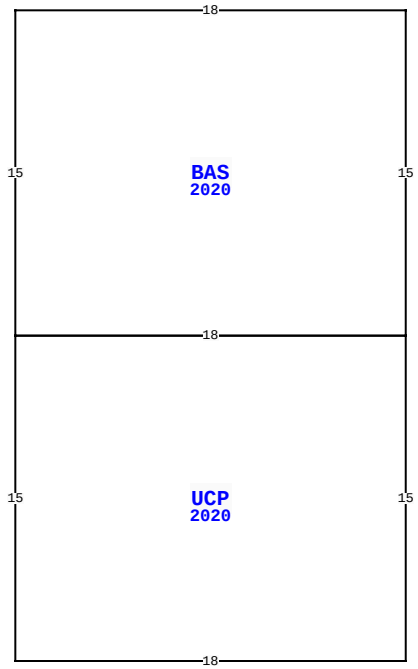
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100	2020	270	10,920
UCP	270	20	2020	54	2,184
TOTALS	540			324	13,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	324	84.3150	44.69	14,480	2005	2005	0	0	0	9.50	90.50

2 ACCESORY U – 0% - 0 Heated Area: 270 HX Base Yr



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PREVIOUS YEAR MKT VALUE	186,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: OSTRANDER ELIZABETH						
GRANTEE: THOMPSON JAMES & SU						
1977/0277	4/27/2015	QC	U	I	11	100
GRANTOR: JUST FOR THE LOVE OF						
GRANTEE: OSTRANDER ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 S15 UCP=[YR=2020] S15 E18 N15 W18$ E18 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/28/2020 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS