

LOT 15
PERRET PLANTATION PHASE #1
PB 6/144-145

GARNER CODY & SANDRA
35559 GLORY RD
CALLAHAN, FL 32011

2025

12-2N-24-1640-0015-0000



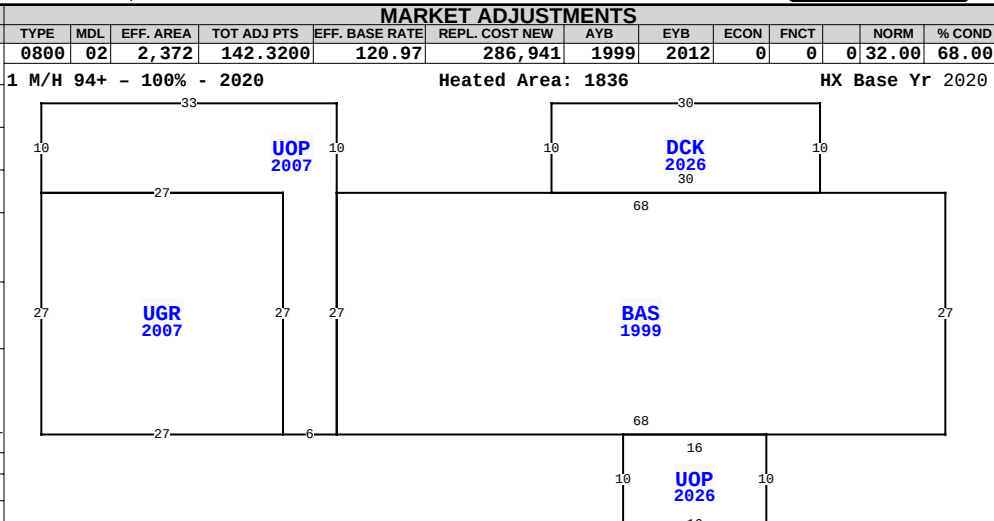
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	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	1,836	100	1999	1,836	151,029
DCK	300	15	2026	45	3,702
UGR	729	45	2007	328	26,981
UOP	492	25	2007	123	10,118
UOP	160	25	2026	40	3,291
TOTALS	3,517			2,372	195,120

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,506.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	20.10	20.10	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

35559 GLORY RD, CALLAHAN	05/21/2025	MLU
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TOTAL OB/XF											
5,322											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 6	Tax Dist:										
BUILDING MARKET VALUE	195,120										
TOTAL MARKET OB/XF VALUE	5,322										
TOTAL LAND VALUE - MARKET	45,000										
TOTAL MARKET VALUE	245,442										
SOH/AGL Deduction	79,465										
ASSESSED VALUE	165,977										
TOTAL EXEMPTION VALUE	HX HB 50,722										
BASE TAXABLE VALUE	115,255										
TOTAL JUST VALUE	245,442										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	206,708										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19010786	REPAIR/RRF	5,000	10/11/2019
B20269	ADDITION	31,437	07/01/2007
MH992896	MH MOVE-ON	0	11/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0884	12/27/2019	SW	Q	I	02	182,000
GRANTOR: REAL EST PRO OF N FL						
GRANTEE: GARNER CODY & SANDR						
2291/1678	7/19/2019	SW	U	I	37	77,500
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: REAL EST PROS OF N						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999;ORIG=0,0] W68 S27 E68 N27 \$											
UGR=[YR=2007;ORIG=-101,0] S27 E27 N27 W27 \$											
UOP=[YR=2007;ORIG=-68,0] N10 W33 S10 E27 S27 E6 N27 \$											
DCK=[YR=2026;ORIG=-14,0] W30 N10 E30 S10 \$											
UOP=[YR=2026;ORIG=-36,27] E16 S10 W16 N10 \$											