LOT 16
PERRET PLANTATION PHASE #1
PB 6/144-145

HERNANDEZ JUSTIS & LILLIANA
35543 GLORY ROAD
CALLAHAN, FL 32011

2025

12-2N-24-1640-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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	06	Quality Level 06
DOR CODE	0200	MOBILE HOME

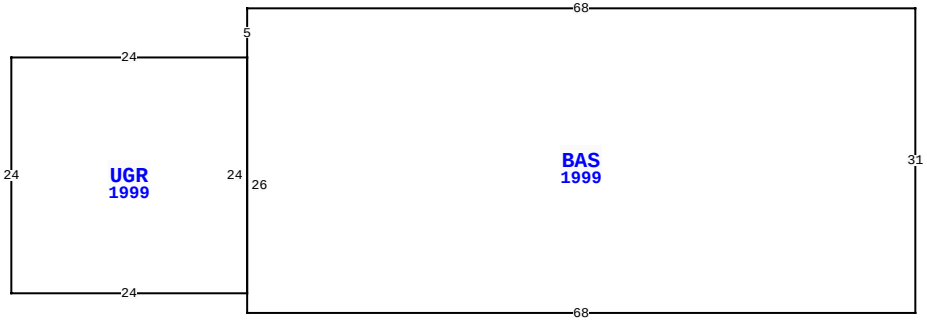
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8014.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	1999	2,108	177,929
UGR	576	45	1999	259	21,861
TOTALS	2,684			2,367	199,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,367	160.1600	136.14	322,243	1999	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2024 Heated Area: 2108 HX Base Yr 2024



35543 GLORY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,791
TOTAL MARKET OB/XF VALUE		26,340
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		271,131
SOH/AGL Deduction		25,010
ASSESSED VALUE		246,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,399
TOTAL JUST VALUE		271,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006928	GARAGE	14,400	03/01/2000
B006845	GARAGE	36,000	02/01/2000
MH992955	MH MOVE-ON	0	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2678/1011	10/20/2023	WD	Q	I	01	309,000
GRANTOR: GREGORY CARYL S						
GRANTEE: HERNANDEZ JUSTIS &						
0915/1059	1/14/2000	WD	Q	V		25,500
GRANTOR: M E PERRET INC						
GRANTEE: GREGORY VERNER & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W68 S5 UGR=[YR=1999] W24 S24 E24 N24$ S26 E68 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0510	GARAGE WD-	0	100	36	40	1,440.00	SF	29.75	29.75	100	1999	1999	3	26	11,138	
3	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1999	1999	3	75	1,560	
4	0812	CONCRETE C	0	100	0	0	1,353.00	SF	4.00	4.00	100	2000	2000	3	77	4,167	
5	0752	USP	0	100	48	6	288.00	SF	15.00	15.00	100	2002	2002	3	29	1,253	
6	0753	UEP	0	100	54	12	648.00	SF	22.00	22.00	100	2002	2002	3	29	4,134	
7	0752	USP	0	100	24	12	288.00	SF	15.00	15.00	100	2002	2002	3	29	1,253	

LAND DESCRIPTION

TOTAL OB/XF 26,340

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	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 11/14/2022 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS