

BRADY MARK & ELLEN
35265 CHESTNUT LN
CALLAHAN, FL 32011

23-2N-24-0000-0001-0080

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1503

CONC BLOCK 100
GABLE/HIP 100

Roof Cover
Interior Wall

1205

MODULAR MT 100
DRYWALL 100

Interior Floo
Interior Floo

1114

CLAY TILE 90
CARPET 10

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
3.5 100
MASONRY 100

Stories
Units
Occupancy

1.00

1. 100
0 100
NONE 100

Quality

02

Quality Level 02

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA08

NEIGHBORHOOD/LOC

8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS3,39910020033,399376,643

FOP80030200324026,594

FST63552003353,878

FUS168100201316818,616

TOTALS

4,430

3,842

425,732

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900013,842

PCT ADJ PTSTOT ADJ PTS

93.7935

EFF. BASE RATE

123.81

REPL. COST NEW

475,678

AYB

2003

EYB

2003

ECON

0

FNCT

0

NORM

10.50

% COND

89.50

1 SNGL FAM - 100% - 2019

Heated Area: 3567

HX Base Yr 2019

FST 2003

FUS 2013

BAS 2003

FOP 2003

VALUATION BY

Tax Group: 6

Tax Dist:

STANDARD

BUILDING MARKET VALUE

425,732

TOTAL MARKET OB/XF VALUE

27,343

TOTAL LAND VALUE - MARKET

195,000

TOTAL MARKET VALUE

648,075

SOH/AGL Deduction

350,231

ASSESSED VALUE

297,844

TOTAL EXEMPTION VALUE

50,722

HX HB

BASE TAXABLE VALUE

247,122

TOTAL JUST VALUE

648,075

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

609,142

PERMIT NUMDESCRIPTIONAMTISSUED

E029654NEW CONSTR40005/01/2002

B019162NEW CONSTR18,00012/01/2001

B96 3430NEW CONSTR117,95011/01/1996

8831MH MOVE-ON22,00003/06/1992

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2190/13664/16/2018WDQ Q I 01355,000

GRANTOR:BELL SEAN & DENISE

GRANTEE:BRADY MARK & ELLEN

1922/10776/12/2014WDQ Q I 01305,000

GRANTOR:SAWGLE CURTIS & GEORG

GRANTEE:BELL SEAN & DENISE

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2003] W9 BAS=[YR=2003] W53 S17 W11 S16
FOP=[YR=2003] S5 E6 S25 E67 N10 W62 N20 W11 \$ E11 S20 E62
N46 W9 N7 \$ S7 E9 N7\$ PTR=E20 FUS=[YR=2013] E14 S12 W14 N12\$
W20\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj R

10204BARN MTL 1010080252,000.00SF16.0016.001002004200433210,240

20937WELL0100001.00UT6,000.006,000.001002004200431006,000

30681POLE SHED010048241,152.00SF15.0015.00100200720073447,603

40681POLE SHED01001812216.00SF15.0015.00100200720073441,426

50940SHEDS/PORT01001616256.00SF30.0030.00100200720073272,074

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHAT

1000100CRESC1000007OR0.000.001.00AC1.001.001.0019,500.0019,500.0019,500

2000100CRESC100OR0.000.009.00AC1.001.001.0019,500.0019,500.00175,500

TOTAL OB/XF

27,343

REVIEW DATE04/21/2021BYTWA

Total Acres: 10.00

Total Land Value: 195,000

Market: 0

Agricultural: 0

Common: 195,000

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NASSAU COUNTY PROPERTY

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