

BOUSFIELD JOHN W/HAILEY THOMAS KEITH ET AL
PO BOX 1436
CALLAHAN, FL 32011

25-2N-24-226B-0049-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03FACE BRICK 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100
0100NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

TOTALS3,9073,053292,343

35066 NANCY RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199119913682,380

20812CONCRETE C0100001,947.00SF4.004.00100199519953685,296

30751UOP0100208160.00SF10.0010.0010019851985320320

40350CARPORT WD010000360.00SF13.0013.0010019961996320936

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006RSF-10.000.002.00LT1.001.001.0020,000.0020,000.0040,000

2000100CRES1000006RSF-146.00200.000.21LT1.001.001.0020,000.0020,000.004,200

REVIEW DATE07/25/2022BYTWATotal Acres: 0.00Total Land Value: 44,200Market: 0Agricultural: 0Common: 44,200PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDD

0900013,05391.8252121.21370,054199119960021.0079.00

1 SNGL FAM - 100% - 2015Heated Area: 2040HX Base Yr 2015

FGR 1995UEP 1993BAS 1993FOP 1993

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE341,447

TOTAL MARKET OB/XF VALUE8,932

TOTAL LAND VALUE - MARKET44,200

TOTAL MARKET VALUE394,579

SOH/AGL Deduction132,693

ASSESSED VALUE261,886

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE211,164

TOTAL JUST VALUE394,579

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE379,499

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST SALE PRICE

2115/11974/24/2017QCUI1195,100

GRANTOR: BOUSFIELD JOHN W

GRANTEE: BOUSFIELD JOHN W ET

1921/13575/30/2014WDUI30158,000

GRANTOR: HAILEY THOMAS KEITH &

GRANTEE: BOUSFIELD JOHN W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UEP=[YR=1993] N12 W32 S12 E32\$ W39 FGR=[YR=1995] N4 W33 S41 E33 N37\$ S34 E18 FOP=[YR=1993] S5 E26 N5 W26\$ E42 N34\$.

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