LOTS 51 & 52
IN OR 701 PG 646
A E EWING SUB 2 PB 5/20

FINCH STEPHEN A & NANCY J
35100 NANCY RD
CALLAHAN, FL 32011

2025

25-2N-24-226B-0051-0000

BUILDING CHARACTERISTICS

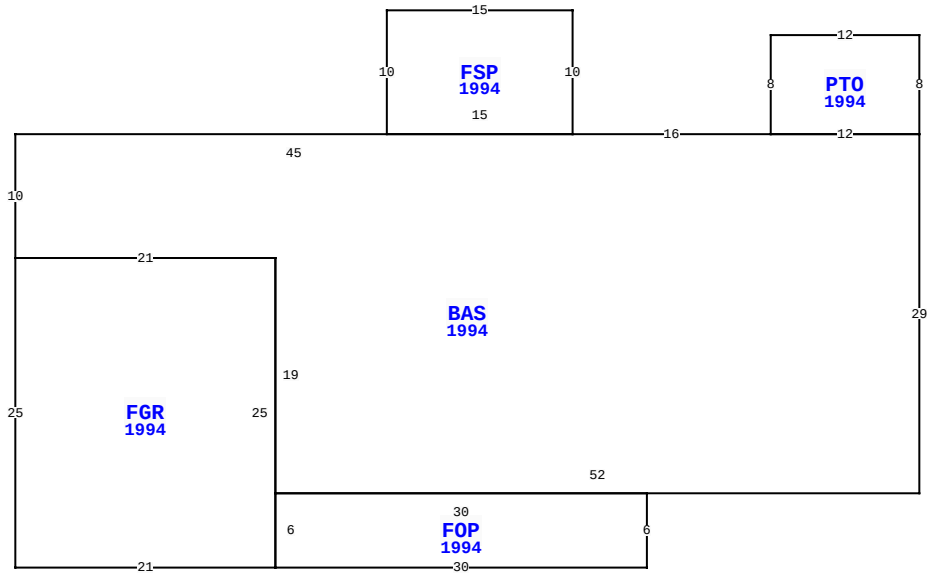
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1994	1,718	202,598
FGR	525	55	1994	289	34,080
FOP	180	30	1994	54	6,368
FSP	150	40	1994	60	7,075
PTO	96	5	1994	5	590
TOTALS	2,669			2,126	250,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,126	109.9511	145.14	308,568	1994	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2019 Heated Area: 1718 HX Base Yr 2019



35100 NANCY RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,712
TOTAL MARKET OB/XF VALUE		6,392
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		297,104
SOH/AGL Deduction		143,663
ASSESSED VALUE		153,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,719
TOTAL JUST VALUE		297,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000291	REPAIR/RRF	15,563	01/06/2022
93513	NEW CONSTR	93,300	11/11/1993
7739	CHNGE SRVC	500	10/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/0646	3/29/1994	WD	Q	I		105,300
GRANTOR: CARROLL ERNEST & MARJ						
GRANTEE: FINCH STEPHEN & NAN						
0466/0528	9/01/1985	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1994] W12 S8 BAS=[YR=1994] W16 FSP=[YR=1994] N10 W15 S10 E15 $ W45 S10 FGR=[YR=1994] S25 E21 FOP=[YR=1994] E30 N6 W30 S6 $ N25 W21 $ E21 S19 E52 N29 W12 $ E12 N8 $.

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	1994	1994	3	74	2,590	
2	0812	CONCRETE C	0	100	0	0	1,440.00	SF	4.00	4.00	100	1994	1994	3	66	3,802	

LAND DESCRIPTION

TOTAL OB/XF 6,392

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	0006	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS