LOTS 53 & 54
A E EWING SUB 2 PB 5/20

NELSON HALSTON S & JENNIFER LEIGH
35109 NANCY RD
CALLAHAN, FL 32011

2025

25-2N-24-226B-0053-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

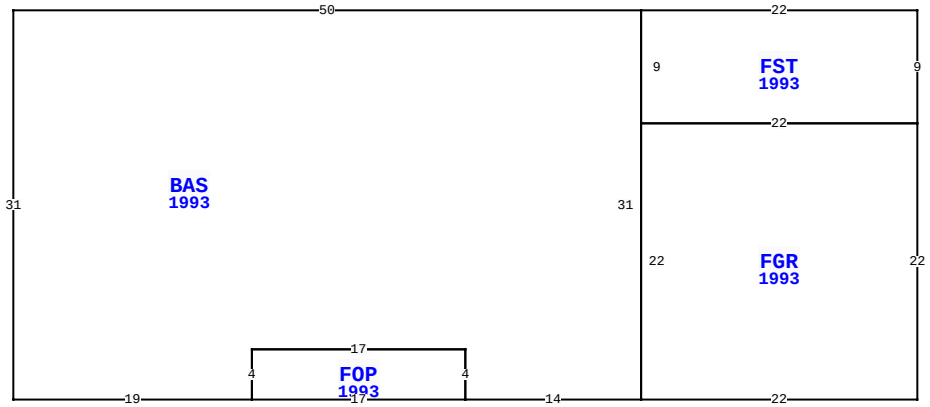
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1993	1,482	200,410
FGR	484	55	1993	266	35,971
FOP	68	30	1993	20	2,704
FST	198	55	1993	109	14,740
TOTALS	2,232			1,877	253,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,877	135.2400	178.52	335,082	1970	1995	0	0	0	24.25	75.75

1 SNGL FAM – 100% - 2025 Heated Area: 1482 HX Base Yr 2025



35109 NANCY RD, CALLAHAN

BLD DATE		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		274,642
TOTAL MARKET OB/XF VALUE		1,076
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		315,718
SOH/AGL Deduction		96,904
ASSESSED VALUE		218,814
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,092
TOTAL JUST VALUE		315,718
NCON VALUE		20,817
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012662	30X30 GARAGE	57,771	10/02/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/0108	1/11/2023	WD	Q	I	01	340,000
GRANTOR: HEWETT DOUGLAS SHAW &						
GRANTEE: NELSON HALSTON STEV						
1750/0574	8/04/2011	WD	U	I	19	100
GRANTOR: HEWETT JOLINE SHAW						
GRANTEE: HEWETT JOLINE SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S31 E19 FOP=[YR=1993] E17 N4 W17S4$ N4 E17 S4 E14 FGR=[YR=1993] E22 N22 FST=[YR=1993] N9 W22 S9E22$ W22S22$ 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	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1980	1980	3	30	468	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1970	1970	3	30.4	608	

LAND DESCRIPTION

TOTAL OB/XF 1,076

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 06/05/2024 BY WW Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

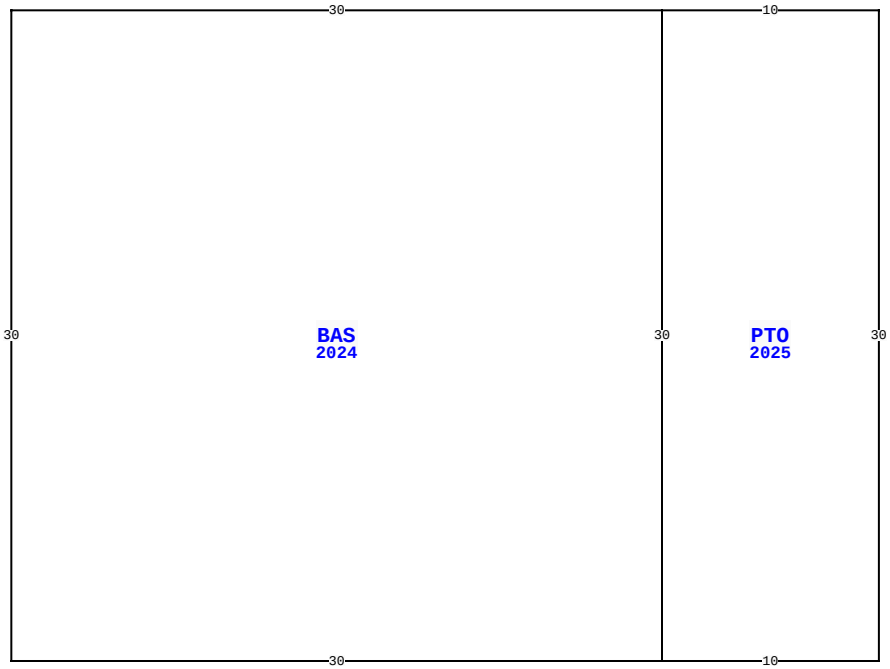
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	20,475
PTO	300	5	2025	15	342
TOTALS	1,200			915	20,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	915	62.1000	22.98	21,027	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 900 HX Base Yr 2025



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1750/0574	8/04/2011	WD	U	I	19	100
GRANTOR: HEWETT JOLINE SHAW						
GRANTEE: HEWETT JOLINE SHAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
PTO=[YR=2025;ORIG=80,10] E10 S30 W10 N30 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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