PT NE 1/4 OF SW 1/4 OF
SEC 26-2N-24E
IN OR 2800/1762

BROOKS SAMUEL CODY & HOLLY
35019 MARY RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

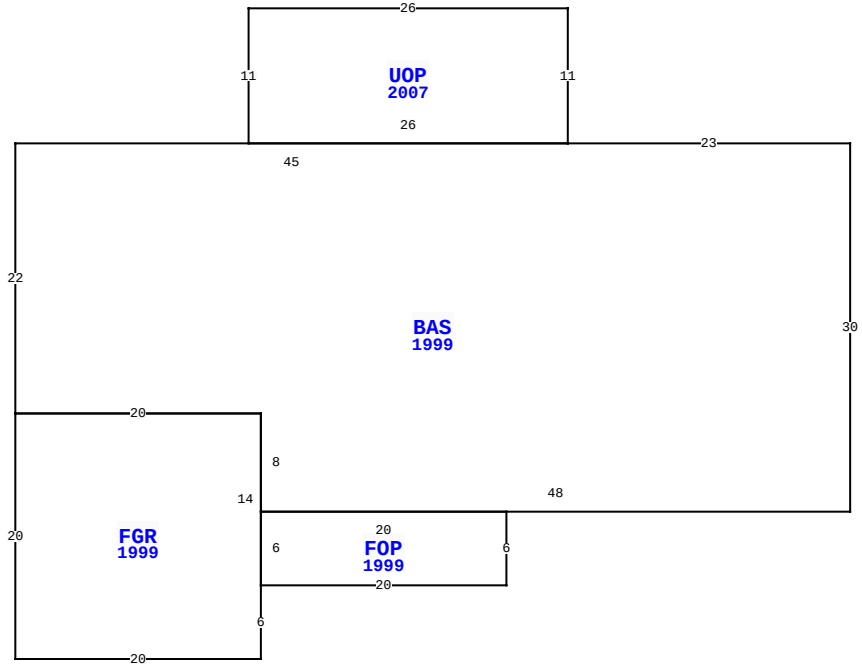
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,880	100	1999	1,880	262,259
FGR	400	55	1999	220	30,690
FOP	120	30	1999	36	5,022
UOP	286	20	2007	57	7,951
TOTALS	2,686			2,193	305,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,193	117.1002	154.57	338,972	1999	2004	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2016 Heated Area: 1880 HX Base Yr 2016



35019 MARY RD, CALLAHAN

BLD DATE	02/14/2008	JH	LGL DATE	05/21/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		305,922
TOTAL MARKET OB/XF VALUE		13,614
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		364,536
SOH/AGL Deduction		203,499
ASSESSED VALUE		161,037
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,315
TOTAL JUST VALUE		364,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99621	NEW CONSTR	106,738	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1762	7/09/2025	WD	Q	I	01	507,000
GRANTOR: HURST RONNIE & HEATHE						
GRANTEE: BROOKS SAMUEL CODY						
1988/1270	6/25/2015	SW	U	I	12	120,000
GRANTOR: PRIMESTAR FUND I TRS						
GRANTEE: HURST RONNIE & HEAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W23UOP=[YR=2007] N11W26S11 E26$W45 S22
FGR=[YR=1999] S20 E20 N6 FOP=[YR=1999] E20 N6 W20 S6$ N14 W20
$ E20 S8 E48 N30$.

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	0812	CONCRETE C	0	100	0	0	2,645.00	SF	4.00	4.00	100	1999	1999	3	75	7,935	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	1998	1998	3	20	682	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
4	0681	POLE SHED	0	100	14	10	140.00	SF	9.75	9.75	100	2003	2003	3	30	410	
5	0680	POLE SHED	0	100	13	10	130.00	SF	10.00	10.00	100	2012	2012	3	64	832	
6	0680	POLE SHED	0	100	10	10	100.00	SF	10.00	10.00	100	2012	2012	3	64	640	

LAND DESCRIPTION

TOTAL OB/XF 13,614

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS