PT N1/2 OF SE1/4 OF
SEC 26-2N-24E IN OR 2444/1843

JACKSON PATRICK WAYNE/PICKLER JESSICA ANN ET AL
35327 SHERRY RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0210

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

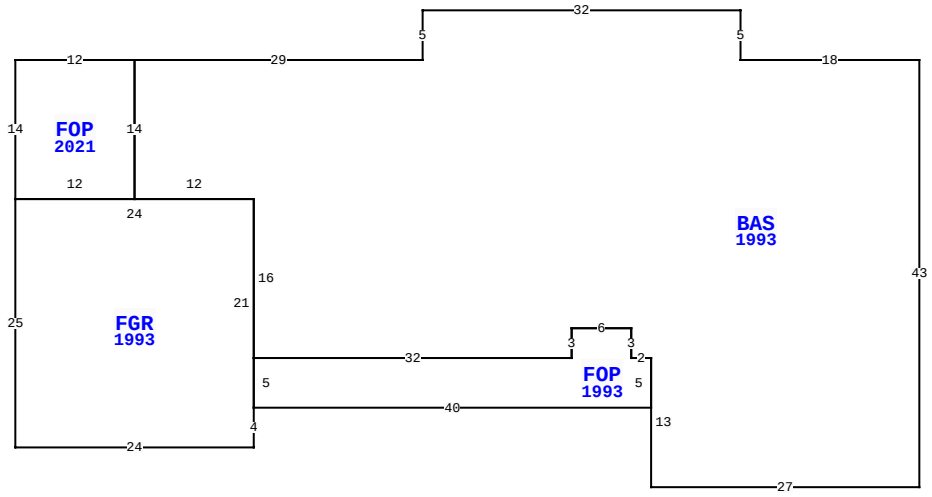
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,671	100	1993	2,671	248,510
FGR	600	55	1993	330	30,703
FOP	218	30	1993	65	6,047
FOP	168	30	2021	50	4,652
TOTALS	3,657			3,116	289,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,116	96.4620	127.33	396,760	1979	1984	0	0	0	26.93	73.07

1 SNGL FAM – 0% - 0 Heated Area: 2671 HX Base Yr



35327 SHERRY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	289,913
TOTAL MARKET OB/XF VALUE	51,572
TOTAL LAND VALUE - MARKET	64,350
TOTAL MARKET VALUE	405,835
SOH/AGL Deduction	0
ASSESSED VALUE	405,835
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,835
TOTAL JUST VALUE	405,835
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006678	REPAIR/RRF	15,000	04/28/2022
6128	XFOB	8,160	11/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/1843	3/19/2021	WD	Q	I	01	379,000
GRANTOR: WITKOSKY JAMES E & TE						
GRANTEE: JACKSON PATRICK W &						
2152/0443	10/16/2017	WD	Q	I	01	250,000
GRANTOR: SHM PROTECTION TRUST						
GRANTEE: WITKOSKY JAMES E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N5 W32 S5 W29 FOP=[YR=2021] W12 S14
FGR=[YR=1993] S25 E24 N4 FOP=[YR=1993] E40 N5 W2 N3 W6 S3 W32
S5$ N21 W24$ E12 N14$ S14 E12 S16 E32 N3 E6S3 E2 S13 E27
N43$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0861	POOL GUNIT	0	0	0	0	595.00	SF	85.00	85.00	100	2008	2008	3	48	24,276	
3	0812	CONCRETE C	0	0	0	0	2,967.00	SF	4.00	4.00	100	1985	1985	3	44	5,222	
4	0510	GARAGE WD-	0	0	20	24	480.00	SF	28.00	28.00	100	1989	1989	3	20	2,688	
5	0855	CONC PAVER	0	0	0	0	2,028.00	SF	10.00	10.00	100	2008	2008	3	88	17,846	

LAND DESCRIPTION

TOTAL OB/XF 51,572

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	0	0006	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,350							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 07/30/2025 BY SYS