PT OF N1/2 OF SE1/4
IN OR 2775/1663

HENRY PAUL W JR & MICHELE
1015 ATLANTIC BLVD UNIT 43
ATLANTIC BEACH, FL 32233

2025

26-2N-24-0000-0004-0230

BUILDING CHARACTERISTICS

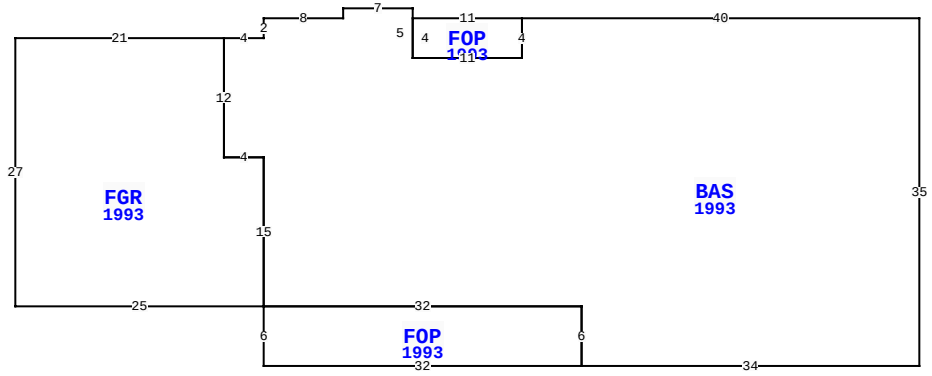
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	2,129	100	1993	2,129	277,246
FGR	627	55	1993	345	44,927
FOP	44	30	1993	13	1,693
FOP	192	30	1993	58	7,553
TOTALS	2,992			2,545	331,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,545	126.0768	166.42	423,539	1987	1995	0	0	0	21.75	78.25

1 SNGL FAM – 100% - 2010 Heated Area: 2129 HX Base Yr 2010



35287 SHERRY RD, CALLAHAN

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

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	1,902.00	SF	4.00	4.00	100	1987	1987	3	49.5	3,766	
2	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10	20.10	100	1987	1987	3	20	193	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	1988	1988	3	20	8,160	
5	0845	KOOL DECK	0	100	0	0	814.00	SF	7.25	7.25	100	1988	1988	3	52	3,069	
6	0510	GARAGE WD-	0	100	0	0	420.00	SF	35.00	35.00	100	1997	1997	3	24	3,528	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,419
TOTAL MARKET OB/XF VALUE		20,816
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		397,235
SOH/AGL Deduction		243,129
ASSESSED VALUE		154,106
TOTAL EXEMPTION VALUE	SX HX HB	100,722
BASE TAXABLE VALUE		53,384
TOTAL JUST VALUE		397,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973699	XFOB	7,850	02/01/1997
5335	SWIM POOL	13,850	11/30/1988
3388	N/A	68,445	05/27/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2775/1633	3/12/2025	WD	Q	I	01	515,000
GRANTOR: PENTECOST SUSAN						
GRANTEE: HENRY PAUL W JR & M						
1704/0440	10/08/2010	QC	U	I	11	100
GRANTOR: PENTECOST TERRY L						
GRANTEE: PENTECOST SUSAN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FOP=[YR=1993] W11S4E11N4
$S4W11N5W7S1W8S2W4FGR=[YR=1993] W21 S27E25FOP=[YR=1993]
S6E32N6W32$ N15 W4 N12$ S12 E4 S15 E32 S6 E34 N35$.

LAND DESCRIPTION

TOTAL OB/XF 20,816

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	OR	180.00	230.00	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