IN OR 874/910
R378306 & R378307

BOOTH JUSTIN R
35001 MARY RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0004-0260

BUILDING CHARACTERISTICS

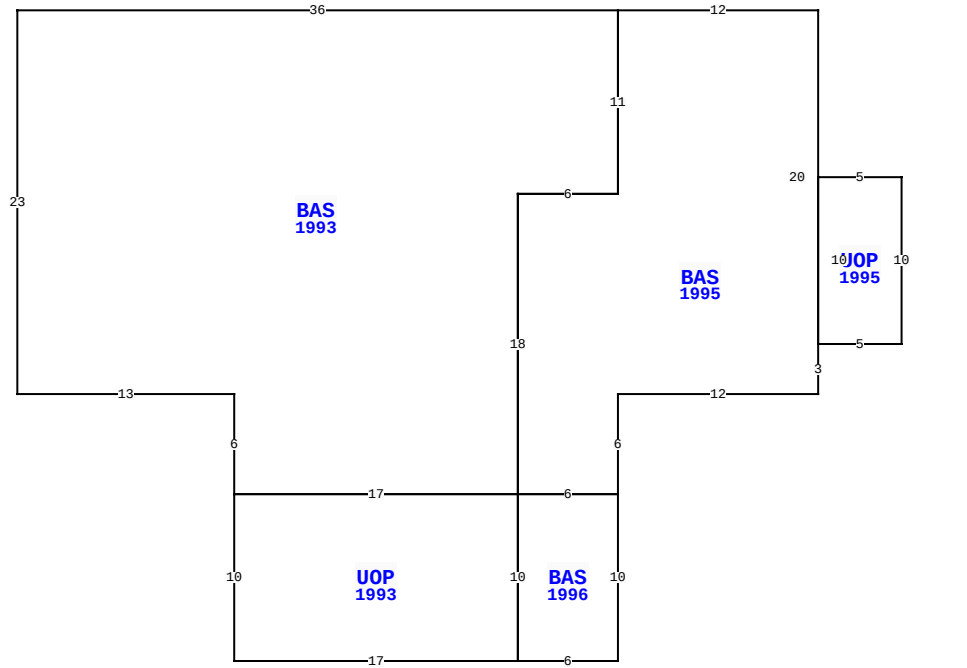
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	858	100	1993	858	24,010
BAS	384	100	1995	384	10,746
BAS	60	100	1996	60	1,679
UOP	170	25	1993	42	1,175
UOP	50	25	1995	12	336
TOTALS	1,522			1,356	37,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,356	116.6000	93.28	126,488	1974	1980	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2000 Heated Area: 1302 HX Base Yr 2000



35001 MARY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		37,946
TOTAL MARKET OB/XF VALUE		6,034
TOTAL LAND VALUE - MARKET		85,950
TOTAL MARKET VALUE		129,930
SOH/AGL Deduction		86,414
ASSESSED VALUE		43,516
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,516
TOTAL JUST VALUE		129,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0874/0910	3/15/1999	WD	Q	I		47,000

GRANTOR: HARDWICK SANDRA S & J

GRANTEE: BOOTH JUSTIN R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W12 BAS=[YR=1993] W36 S23 E13 S6 UOP=[YR=1993] S10 E17 BAS=[YR=1996] E6 N10 W6 S10$ N10 W17 $ E17 N18 E6 N11$ S11 W6 S18 E6 N6 E12 N3 UOP=[YR=1995] E5 N10 W5 S10$ N20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	44	880	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1980	1980	3	20	600	
3	1242	WD DECK A	0	100	0	0	480.00	SF	10.00	10.00	100	1999	1999	3	20	960	
4	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2002	2002	3	20	1,536	
5	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2002	2002	3	20	1,536	
6	0751	UOP	0	100	18	10	180.00	SF	10.00	10.00	100	2002	2002	3	29	522	

LAND DESCRIPTION

TOTAL OB/XF 6,034

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	1.91	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,950							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.91 Total Land Value: 85,950 Market: 0 Agricultural: 0 Common: 85,950 PRINTED 07/30/2025 BY SYS