IN OR 383 PG 106

MARTINEZ HENRY L & BETTY S L/E/
PO BOX 445
CALLAHAN, FL 32011-0445

2025

26-2N-24-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

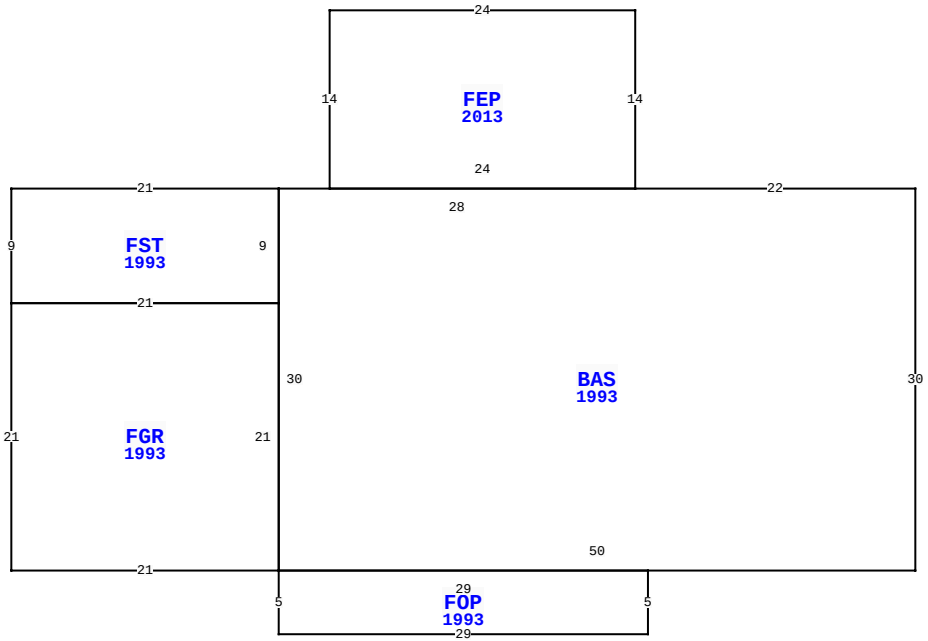
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,500	100	1993	1,500	146,768
FEP	336	80	2013	269	26,321
FGR	441	55	1993	243	23,776
FOP	145	30	1993	44	4,305
FST	189	55	1993	104	10,176
TOTALS	2,611			2,160	211,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	97.0200	128.07	276,631	1987	1992	0	0	0	23.60	76.40

1 SNGL FAM – 100% - 0 Heated Area: 1500 HX Base Yr



35031 SHERRY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,346
TOTAL MARKET OB/XF VALUE		1,696
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		260,292
SOH/AGL Deduction		141,945
ASSESSED VALUE		118,347
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		67,625
TOTAL JUST VALUE		260,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2450/1425	4/08/2021	WD	U	I	11	100
GRANTOR: MARTINEZ HENRY L & BE						
GRANTEE: MARTINEZ HENRY L JR						
0383/0106	4/01/1983	PR	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FEP=[YR=2013] N14 W24 S14 E24$ W28
FST=[YR=1993] W21 S9 FGR=[YR=1993] S21 E21 FOP=[YR=1993] S5
E29 N5 W29$ N21 W21$ E21 N9$ S30 E50 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	0810	CONCRETE A	0	100	31	17	527.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,696	

LAND DESCRIPTION

TOTAL OB/XF 1,696

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	0.00	0.00	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 08/05/2021 BY TWA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS