PT OF SEC 26-2N-24E
IN OR 2558-1366

ALLEY MARCINE MYERS & VICKI R
35066 GATOR NOLE WAY
CALLAHAN, FL 32011

2025

26-2N-24-0000-0010-0040

BUILDING CHARACTERISTICS

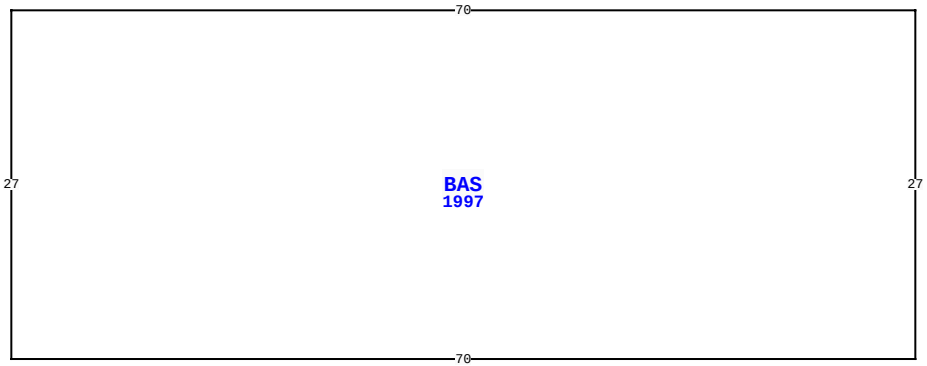
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,890	100	1997	1,890	99,075
TOTALS	1,890			1,890	99,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	128.4800	109.21	206,407	1997	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 1998 Heated Area: 1890 HX Base Yr 1998



35066 GATOR NOLE WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,075
TOTAL MARKET OB/XF VALUE		15,293
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		161,168
SOH/AGL Deduction		65,545
ASSESSED VALUE		95,623
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,901
TOTAL JUST VALUE		161,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003971	CO ISSUED	0	09/18/2017
17003971	MH MOVE-ON	0	06/27/2017
B007025	REMODEL	3,000	04/01/2000
MH97	MH MOVE-ON	0	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1366	4/21/2022	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM MALCOLM						
GRANTEE: ALLEY MARCINE MYERS						
2431/1649	1/29/2021	WD	U	I	37	30,000
GRANTOR: ALLEY MARCINE MYERS &						
GRANTEE: HIGGINBOTHAM MALCOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W70 S27 E70 N27 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2005	2005	3	22	176	
3	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	22	352	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2017	2017	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2017	2017	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,293

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	0004	OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 10/12/2020 BY TWA Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS