IN OR 2467/1240

MATHIS JOSHUA NOEL & CAROLYN DEE
35255 SHERRY RD
CALLAHAN, FL 32011

2025

26-2N-24-0000-0013-0060

BUILDING CHARACTERISTICS

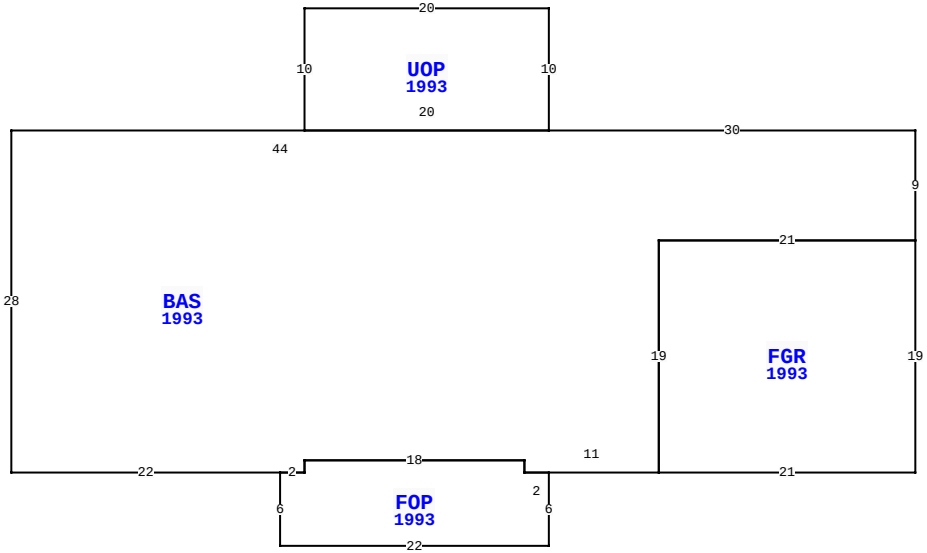
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,655	100	1993	1,655	222,048
FGR	399	55	1993	219	29,382
FOP	150	30	1993	45	6,038
UOP	200	20	1993	40	5,367
TOTALS	2,404			1,959	262,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,959	125.0970	165.13	323,490	1984	1999	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2024 Heated Area: 1655 HX Base Yr



35255 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		262,836
TOTAL MARKET OB/XF VALUE		9,540
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		317,376
SOH/AGL Deduction		18,241
ASSESSED VALUE		299,135
TOTAL EXEMPTION VALUE	13	294,020
BASE TAXABLE VALUE		5,115
TOTAL JUST VALUE		317,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13096	RE-ROOF	10,000	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2467/1240	6/01/2021	WD	Q	I	01	295,000
GRANTOR: MITCHELL DONALD W						
GRANTEE: MATHIS JOSHUA NOEL						
0311/0315	3/01/1980	WD	Q	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 UOP=[YR=1993] N10 W20 S10 E20$ W44 S28 E22
FOP=[YR=1993] S6 E22 N6 W2 N1 W18 S1 W2$ E2 N1 E18 S1 E11
FGR=[YR=1993] E21 N19 W21 S19$ N19 E21 N9$.

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	1984	1984	3	54	1,890	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2009	2009	3	89	926	
3	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1990	1990	3	57	889	
4	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1988	1988	3	20	720	
5	1242	WD DECK A	0	0	0	0	550.00	SF	10.00	10.00	100	2025	2022		93	5,115	

LAND DESCRIPTION

TOTAL OB/XF 9,540

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/09/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS