PT OF SW1/4 OF NW1/4
PARCELS 2-2 & 2-3
IN OR 889/22

EASON WILLIAM H & DEBORAH L
34361 BALLPARK ROAD
CALLAHAN, FL 32011

2025

35-2N-24-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

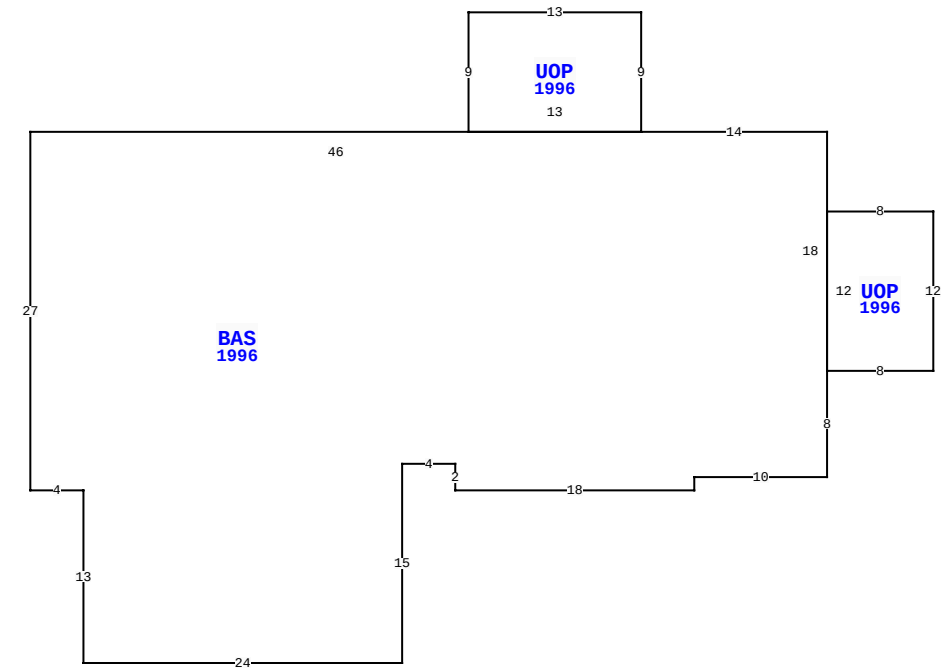
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD 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	1,914	100	1996	1,914	57,397
UOP	96	25	1996	24	720
UOP	117	25	1996	29	870
TOTALS	2,127			1,967	58,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,967	117.6000	99.96	196,621	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 0 Heated Area: 1914 HX Base Yr



34361 BALLPARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		58,986
TOTAL MARKET OB/XF VALUE		6,270
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		185,256
SOH/AGL Deduction		98,678
ASSESSED VALUE		86,578
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,856
TOTAL JUST VALUE		185,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961292	MH MOVE-ON	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/0022	6/28/1999	WD	U	V	10	24,000
GRANTOR: HARRISON ROBERT W JR						
GRANTEE: EASON WILLIAM H & D						
0546/0883	6/30/1988	AD	Q	V		26,000
GRANTOR: TEMPLE HORACE						
GRANTEE: EASON WM H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W14 UOP=[YR=1996] N9 W13 S9 E13$ W46 S27 E4 S13 E24 N15 E4 S2 E18 N1 E10 N8 UOP=[YR=1996] E8 N12 W8 S12$ N18$.

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	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1975	1975	3	20	2,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
3	1242	WD DECK A	0	100	0	0	100.00	SF	7.50	7.50	100	1998	1998	3	20	150	
4	0751	UOP	0	100	0	0	250.00	SF	10.00	10.00	100	1998	1998	3	25	625	

LAND DESCRIPTION

TOTAL OB/XF 6,270

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	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS