

PT OF SW1/4 OF NW1/4
IN OR 1574/994
2003 JACO DW/MH

SPIVEY JODY ALLEN
34273 BALL PARK ROAD
CALLAHAN, FL 32011

2025

35-2N-24-0000-0002-0050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	05	AVERAGE 80	0800	02	1,756	150.8000	128.18	225,084	2003	2003	0	0	0	50.00	50.00	VALUATION SUMMARY													
Exterior Wall	15	CONC BLOCK 20	1 M/H 94+ - 100% - 2008													Heated Area: 1684													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2008													
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			06	Quality Level 06																									
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	1,404	100	2003	1,404	89,983																								
BAS	280	100	2008	280	17,945																								
FOP	208	30	2008	62	3,974																								
PTO	192	5	2008	10	641																								
TOTALS			2,084		1,756	112,542																							
EXTRA FEATURES						34273 BALLPARK RD, CALLAHAN																							
L N	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	0200	BARN WD 0-	0	100	0	0	272.00	SF	15.00	15.00	100	2002	2002	3	29	1,183													
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2003	2003	3	20	600													
3	0681	POLE SHED	0	100	10	8	80.00	SF	11.25	11.25	100	2005	2005	3	36	324													
4	0511	GARAGE CB-	0	100	30	28	840.00	SF	30.00	30.00	100	2005	2005	3	84	21,168													
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760													
6	0810	CONCRETE A	0	100	0	0	155.00	SF	4.88	4.88	100	2005	2005	3	84	635													
TOTAL OB/XF 25,670																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000												
REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS																													

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

112,542

25,670

70,000

208,212

110,978

97,234

50,722

46,512

208,212

0

189,590

PERMIT NUM

DESCRIPTION

AMT

ISSUED

M023906

MH MOVE-ON

0

08/01/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1574/0994

6/30/2008

WD U

I

07

100

GRANTOR: SPIVEY MONROE G & JOA

GRANTEE: SPIVEY JODY ALLEN

1543/1981

1/02/2008

WD Q

I

01

100

GRANTOR: SPIVEY MONROE G & JOA

GRANTEE: SPIVEY JODY ALLEN

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W8 BAS=[YR=2003] W20 BAS=[YR=2008] N14 W20 S14 E20\$ W32 S27 E15 PTO=[YR=2008] S12 E16 N12 W16\$ E37 N27\$ S26 E8 N26\$.