PT OF SW1/4 OF NW1/4 OF
SEC 35-2N-24E IN OR 2572/1578
(EX ESMT IN OR 542/216)

BONAFEDE CHRISTY
34205 BALL PARK ROAD
CALLAHAN, FL 32011

2025

35-2N-24-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

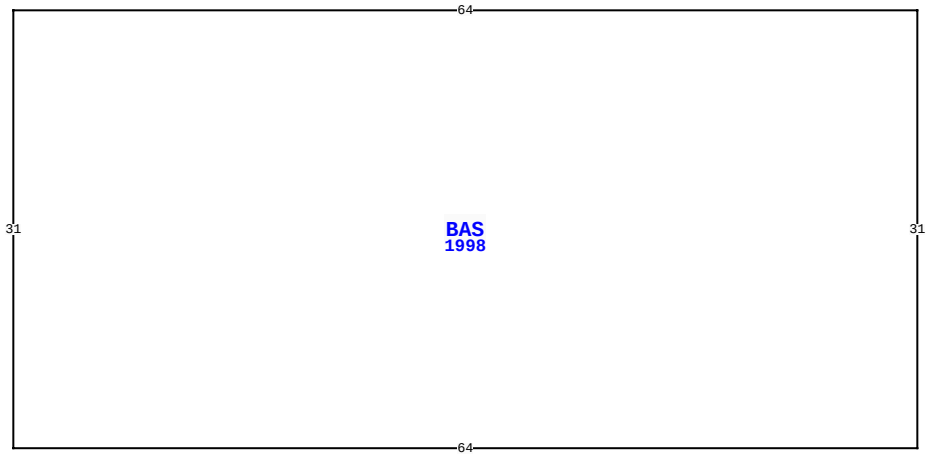
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1998	1,984	103,545
TOTALS	1,984			1,984	103,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,984	122.8000	104.38	207,090	1998	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2025 Heated Area: 1984 HX Base Yr 2025



34205 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		103,545
TOTAL MARKET OB/XF VALUE		30,281
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		203,826
SOH/AGL Deduction		0
ASSESSED VALUE		203,826
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,104
TOTAL JUST VALUE		203,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165786	CO ISSUED	0	12/08/2016
MH165786	MH MOVE-ON	0	10/31/2016
B25011	ADDITION	50,973	08/01/2011
WE00471	OTHER	0	11/01/2006
MH982422	MH MOVE-ON	0	10/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/1578	6/23/2022	LE	U	I	11	100
GRANTOR: BONAFEDE ROBERT C & C						
GRANTEE: BONAFEDE CHRISTY						
1726/0844	2/25/2011	WD	U	I	11	60,000
GRANTOR: GREEN TREE SERVICING						
GRANTEE: BONAFEDE ROBERT C &						

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	1242	WD DECK A	0	100	7	15	105.00	SF	10.00	10.00	100	1998	1998	3	20	210	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0751	UOP	0	100	30	14	420.00	SF	10.00	10.00	100	2011	2011	3	60	2,520	
4	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2011	2011	3	91	3,407	
5	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2011	2011	3	60	15,120	
6	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2016	2016	3	100	6,000	
7	1242	WD DECK A	0	100	8	8	64.00	SF	5.00	5.00	100	2016	2016	3	70	224	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 30,281

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 10/01/2020 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS