

FRALICK JOSEPH E & BRITTANY
34231 BALL PARK ROAD
CALLAHAN, FL 32011

35-2N-24-0000-0002-0070

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0800021,781117.200099.62177,423200120080040.0060.00

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall04PLYWOOD 100

Interior Floor14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1.1. 100
0 100

Quality03Quality Level 03

DOR CODE0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,76810020061,768105,677

DKK8415200613777

TOTALS1,8521,781106,454

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200620063893,115

20810CONCRETE A010000350.00SF6.506.50100200620063861,957

30200BARN WD 0-010030341,020.00SF17.0017.00100200820083488,323

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.002.00AC1.001.001.0035,000.0035,000.0070,000

REVIEW DATE10/01/2020BYTWATotal Acres: 2.00Total Land Value: 70,000Market: 0Agricultural: 0Common: 70,000PRINTED 07/30/2025 BY SYS

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

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Repl. Cost NewAYBEYEBCONFNCTNORM% COND

1 M/H 94+ - 100% - 2019Heated Area: 1768HX Base Yr 2019

26682628401466

BAS2006

DKK2006

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE106,454

TOTAL MARKET OB/XF VALUE13,395

TOTAL LAND VALUE - MARKET70,000

TOTAL MARKET VALUE189,849

SOH/AGL Deduction73,494

ASSESSED VALUE116,355

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE65,633

TOTAL JUST VALUE189,849

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE171,207

PERMIT NUMDESCRIPTIONAMTISSUED

C4878CO ISSUED012/01/2006

MH4878MH MOVE-ON012/01/2006

M12283MECH OTHER012/01/2006

P11820OTHER012/01/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2162/183410/02/2017SWUUI11100

GRANTOR: 34231 BALL PARK RD LA

GRANTEE: FRALICK JOSPEH E &

2152/006110/02/2017SWUQI01104,000

GRANTOR: 34231 BALL PARK RD LA

GRANTEE: FRALICK JOSEPH E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W68 S26 E40 DCK=[YR=2006] S6 E14 N6 W14\$ E28 N26\$.