

WHITFORD JULES P & MARIANELA
35204 PERRET PLANTATION RD
CALLAHAN, FL 32011

11-2N-24-1641-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
ELEMENT		CD	30 VINYL 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																			
Exterior Wall		03	GABLE/HIP 100		0800		02	1,810	194.7400	175.27	317,239	2002	2002	0	0	54.00	46.00	Tax Group: 6		Tax Dist:																			
Roof Structur		03			1		M/H 94+	100% -	2021	Heated Area: 1759								HX Base Yr 2021																					
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE		145,930																			
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		25,224																			
Interior Floo		14	CARPET 70															TOTAL LAND VALUE - MARKET		47,200																			
Interior Floo		11	CLAY TILE 30															TOTAL MARKET VALUE		218,354																			
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		46,689																			
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		171,665																			
Bedrooms			4 100															TOTAL EXEMPTION VALUE		HX HB		51,411																	
Bathrooms			2 100															BASE TAXABLE VALUE		120,254																			
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		218,354																			
Stories		1.	1. 100															NCON VALUE		0																			
Units			0 100															INCOME VALUE																					
BUD4 Adjustme		30	. 100															PREVIOUS YEAR MKT VALUE		227,358																			
Quality		06	Quality Level 06															PERMIT NUM		DESCRIPTION		AMT		ISSUED															
DOR CODE		0200	MOBILE HOME															230012919		30X40 CARPORT		38,520		10/06/2023															
MAP NUM			MKT AREA															22012619		XFOB		8,703		08/17/2022															
NEIGHBORHOOD/LOC		8014.00																MH023814		MH MOVE-ON		0		05/01/2002															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS		1,759	100	2002	1,759	141,818																																	
FOP		66	30	2002	20	1,612																																	
FOP		102	30	2002	31	2,499																																	
TOTALS		1,927			1,810	145,930																																	
EXTRA FEATURES										35204 PERRET PLANTATION RD, CALLAHAN										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
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																						
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940																							
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2022	2022	3	90	7,776																							
4	0350	CARPORT WD	0	100	40	30	1,200.00	SF	13.00	13.00	100	2024	2023		93	14,508																							