PT OF SW1/4 OF SEC 25-2N-24E
IN OR 2653/85

CUNNINGHAM RAMONA LYNN
35157 GOODBREAD RD
CALLAHAN, FL 32011

2026

25-2N-24-0000-0006-0010

BUILDING CHARACTERISTICS

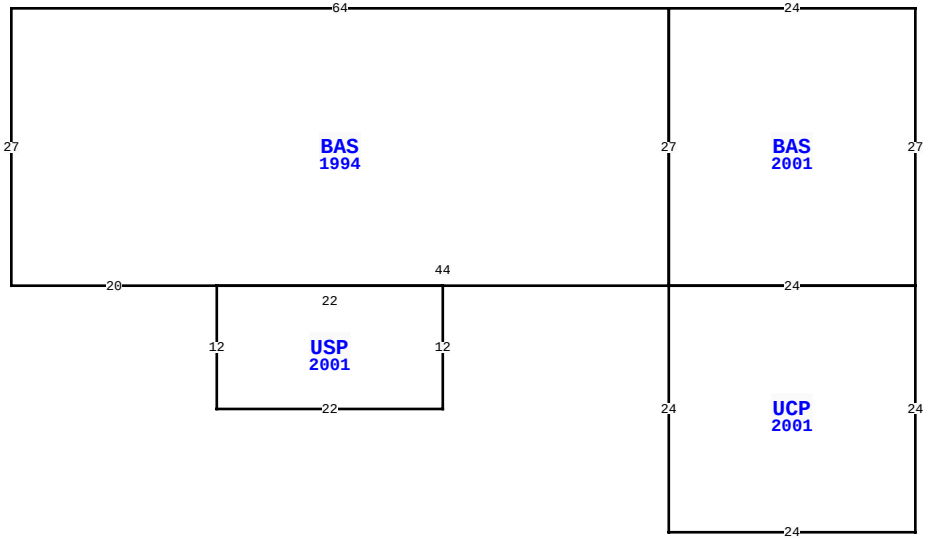
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,728	100	1994	1,728	88,804
BAS	648	100	2001	648	33,301
UCP	576	20	2001	115	5,910
USP	264	50	2001	132	6,784
TOTALS	3,216			2,623	134,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,623	135.9600	122.36	320,950	1994	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2024 Heated Area: 2376 HX Base Yr 2024



35157 GOODBREAD RD, CALLAHAN

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	100	14	30	420.00	SF	30.00	30.00	100	1994	1994	3	20	2,520	
2	0681	POLE SHED	0	100	14	30	420.00	SF	15.00	15.00	100	1994	1994	3	20	1,260	
3	0681	POLE SHED	0	100	15	30	450.00	SF	15.00	15.00	100	1994	1994	3	20	1,350	
4	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2001	2001	3	27	4,725	
5	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2001	2001	3	20	960	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		134,799
TOTAL MARKET OB/XF VALUE		10,815
TOTAL LAND VALUE - MARKET		56,400
TOTAL MARKET VALUE		202,014
SOH/AGL Deduction		116,769
ASSESSED VALUE		85,245
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,834
TOTAL JUST VALUE		202,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018585	GARAGE	19,320	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/85	5/19/2023	WD	Q	I	02	225,000
GRANTOR: CRIBBS CHARLES E JR						
GRANTEE: CUNNINGHAM RAMONA L						
2496/0079	9/11/2021	QC	U	I	11	100
GRANTOR: CRIBBS CHARLES E SR						
GRANTEE: CRIBBS CHARLES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 BAS=[YR=1994] W64 S27 E20 USP=[YR=2001] S12 E22 N12 W22 $ E44 UCP=[YR=2001] S24 E24 N24 W24 $ N27 $ S27 E24 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 10,815

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	1.41	AC		1.00	1.00	1.00	40,000.00	40,000.00	56,400							

REVIEW DATE 03/07/2024 BY WWA Total Acres: 1.41 Total Land Value: 56,400 Market: 0 Agricultural: 0 Common: 56,400 PRINTED 07/09/2026 BY SYS