IN OR 1435/261
ESMT OR 1435/251

COXWELL ASHLEY L & MELISSA J
35002 GRETCHEN'S WAY
CALLAHAN, FL 32011

2026

25-2N-24-0000-0009-0050

BUILDING CHARACTERISTICS

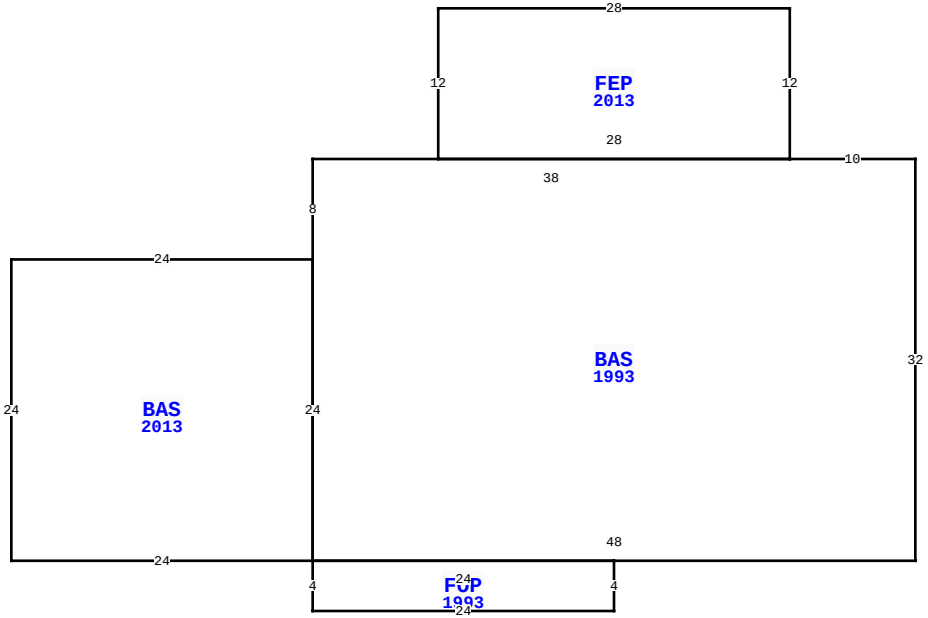
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,536	100	1993	1,536	173,580
BAS	576	100	2013	576	65,092
FEP	336	80	2013	269	30,400
FOP	96	30	1993	29	3,277
TOTALS	2,544			2,410	272,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	99.7542	138.66	334,171	1988	1988	0	0	0	18.50	81.50

1 SNGL FAM 100% - 2007 Heated Area: 2112 HX Base Yr 2007



35002 GRETCHENS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		272,349
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		48,800
TOTAL MARKET VALUE		323,249
SOH/AGL Deduction		166,201
ASSESSED VALUE		157,048
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,637
TOTAL JUST VALUE		323,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3852	H/AC	3,000	07/11/1991
5527	NEW CONSTR	74,597	02/13/1989
3401	NEW CONSTR	0	02/13/1989
4023	N/A	54,584	04/15/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/0261	8/04/2006	WD	Q	I		205,000
GRANTOR: DENTON ROBERT F						
GRANTEE: COXWELL ASHLEY L &						
1252/1043	8/12/2004	QC	Q	I	01	100
GRANTOR: DENTON LISA C						
GRANTEE: DENTON ROBERT F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FEP=[YR=2013] N12 W28 S12 E28$ W38 S8
BAS=[YR=2013] W24 S24E24 FOP=[YR=1993] S4 E24 N4 W24$ N24$
S24 E48 N32$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0007	OR	0.00	0.00	1.22	AC		1.00	1.00	1.00	40,000.00	40,000.00	48,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.22 Total Land Value: 48,800 Market: 0 Agricultural: 0 Common: 48,800 PRINTED 07/09/2026 BY SYS