

NELSON HALSTON S & JENNIFER LEIGH
35109 NANCY RD
CALLAHAN, FL 32011

25-2N-24-226B-0053-0000

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 100			
Quality	06	Quality Level 06			
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	900	100	2024	900	21,580
PTO	300	5	2025	15	359
TOTALS	1,200			915	21,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	915	62.1000	24.22	22,161	2024	2024	0	0	1.00	99.00

2 GARAGE RES 100% - 2025

Heated Area: 900

HX Base Yr 2025

30

10

30

10

BAS

2024

PTO

2025

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/08/2026

MI