LOTS 57 & 58
A E EWING SUB 2 PB 5/20

MILLER GLEN A & TINA M
35033 NANCY ROAD
CALLAHAN, FL 32011

2026

25-2N-24-226B-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

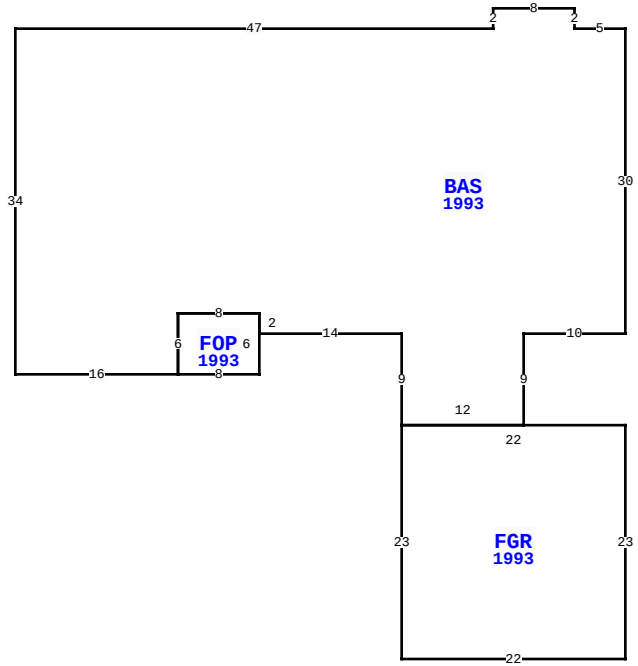
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,972	100	1993	1,972	221,401
FGR	506	55	1993	278	31,211
FOP	48	30	1993	14	1,572
TOTALS	2,526			2,264	254,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,264	109.6718	152.44	345,124	1988	1988	0	0	0	26.35	73.65

1 SNGL FAM 100% - 2025 Heated Area: 1972 HX Base Yr



35033 NANCY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		254,184
TOTAL MARKET OB/XF VALUE		53,904
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		364,088
SOH/AGL Deduction		0
ASSESSED VALUE		364,088
TOTAL EXEMPTION VALUE	13	364,088
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		364,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25040	ADDITION	22,811	08/01/2011
2669	NEW CONSTR	3,975	08/06/1987
4155	NEW CONSTR	2,000	04/26/1987
4027	NEW CONSTR	62,470	04/16/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2274/0319	5/03/2019	WD	Q	I	01	300,000
GRANTOR: REED MICHAEL H & GAYL						
GRANTEE: MILLER GLEN A & TIN						
0550/1268	8/25/1988	WD	Q	I		97,200
GRANTOR: CARROLL ERNEST						
GRANTEE: REED MICHAEL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N2 W8 S2 W47 S34 E16 FOP=[YR=1993] E8 N6 W8 S6 $ N6 E8 S2 E14 S9 FGR=[YR=1993] S23 E22 N23 W22 $ E12 N9 E10 N30 $.

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
3	0910	SCRN RM L	0	100	42	27	1,134.00	SF	15.00	15.00	100	2011	2011	3	40	6,804	
4	0860	POOL/SPA	0	100	25	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 53,904

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	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	56,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 07/09/2026 BY SYS