IN OR 383 PG 106

MARTINEZ HENRY L & BETTY S L/E/
PO BOX 445
CALLAHAN, FL 32011-0445

2026

26-2N-24-0000-0005-0000

BUILDING CHARACTERISTICS

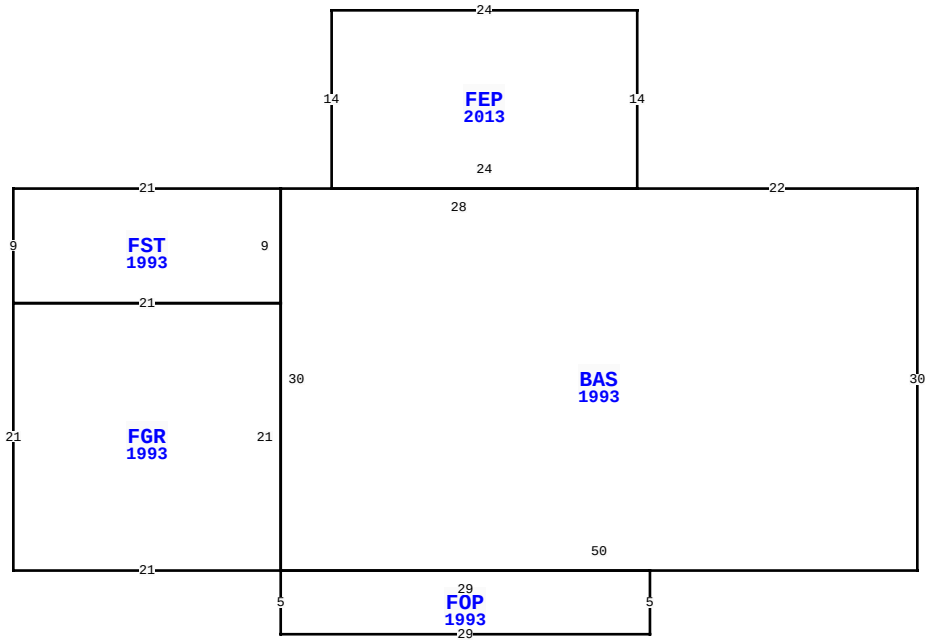
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,500	100	1993	1,500	156,087
FEP	336	80	2013	269	27,991
FGR	441	55	1993	243	25,286
FOP	145	30	1993	44	4,578
FST	189	55	1993	104	10,822
TOTALS	2,611			2,160	224,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,160	102.4100	142.35	307,476	1987	1987	0	0	0	26.90	73.10

1 SNGL FAM 100% - 0 Heated Area: 1500 HX Base Yr



35031 SHERRY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,765
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		266,765
SOH/AGL Deduction		145,223
ASSESSED VALUE		121,542
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,131
TOTAL JUST VALUE		266,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2450/1425	4/08/2021	WD	U	I	11	100
GRANTOR: MARTINEZ HENRY L & BE						
GRANTEE: MARTINEZ HENRY L JR						
0383/0106	4/01/1983	PR	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FEP=[YR=2013] N14 W24 S14 E24$ W28
FST=[YR=1993] W21 S9 FGR=[YR=1993] S21 E21 FOP=[YR=1993] S5
E29 N5 W29$ N21 W21$ E21 N9$ S30 E50 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.05	AC		1.00	1.00	1.00	40,000.00	40,000.00	42,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.05 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 07/09/2026 BY SYS