PT OF SW1/4 OF NW1/4
IN OR 2756/413

SPIVEY MONROE G L/E/
34307 BALL PARK ROAD
CALLAHAN, FL 32011

2026

35-2N-24-0000-0002-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

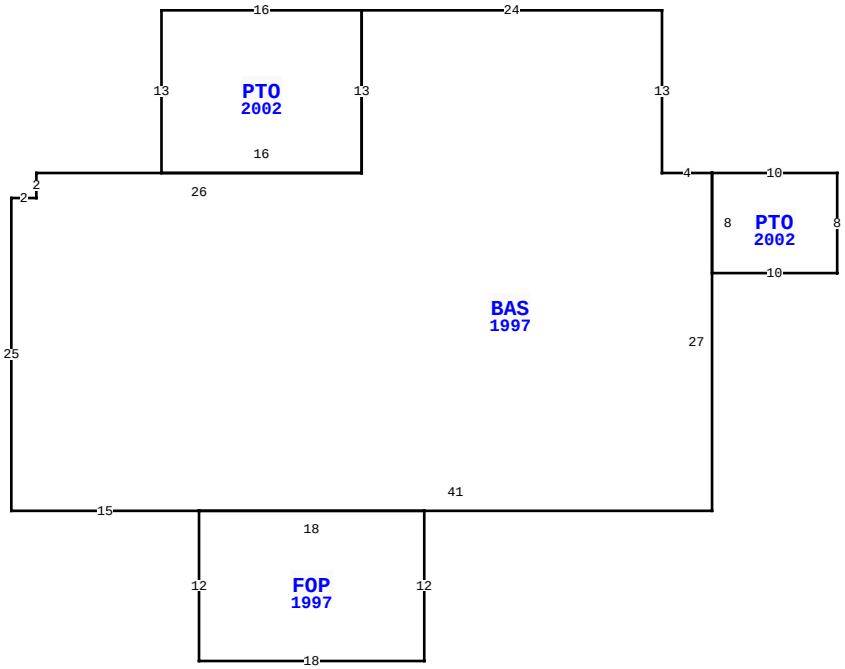
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1997	1,820	69,347
FOP	216	30	1997	65	2,477
PTO	80	5	2002	4	152
PTO	208	5	2002	10	381
TOTALS	2,324			1,899	72,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,899	141.1200	127.01	241,192	1997	1997	0	0	0	70.00	30.00

1 M/H 94+ 100% - 1998 Heated Area: 1820 HX Base Yr 1998



34307 BALLPARK 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		72,358
TOTAL MARKET OB/XF VALUE		9,020
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		149,378
SOH/AGL Deduction		62,339
ASSESSED VALUE		87,039
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		30,628
TOTAL JUST VALUE		149,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971655	MH MOVE-ON	0	02/01/1997
MH1119	MH MOVE-ON	0	12/01/1995
8570	MH MOVE-ON	8,000	06/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2756/413	12/16/2024	LE	U	I	11	100
GRANTOR: SPIVEY MONROE G						
GRANTEE: EASON WILLIAM JAY						
0844/0658	8/10/1998	WD	U	V	10	13,000
GRANTOR: HARRISON ROBERT W						
GRANTEE: SPIVEY MONROE & JO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W10 BAS=[YR=1997] W4 N13 W24 PTO=[YR=2002] W16 S13 E16 N13 $ S13 W26 S2 W2 S25 E15 FOP=[YR=1997] S12 E18 N12 W18 $ E41 N27 $ S8 E10 N8 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	77	2,695	
2	0350	CARPORT WD	0	100	14	26	364.00	SF	13.00	13.00	100	1997	1997	3	20	946	
3	0510	GARAGE WD-	0	100	14	20	280.00	SF	35.00	35.00	100	1990	1990	3	20	1,960	
4	0350	CARPORT WD	0	100	8	20	160.00	SF	13.00	13.00	100	1997	1997	3	20	416	
8	0350	CARPORT WD	0	100	22	30	660.00	SF	13.00	13.00	100	2010	2010	3	35	3,003	

LAND DESCRIPTION

TOTAL OB/XF 9,020

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	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS