PT OF SW1/4 OF NW1/4
IN OR 1574/994
2003 JACO DW/MH

SPIVEY JODY ALLEN
34273 BALL PARK ROAD
CALLAHAN, FL 32011

2026

35-2N-24-0000-0002-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

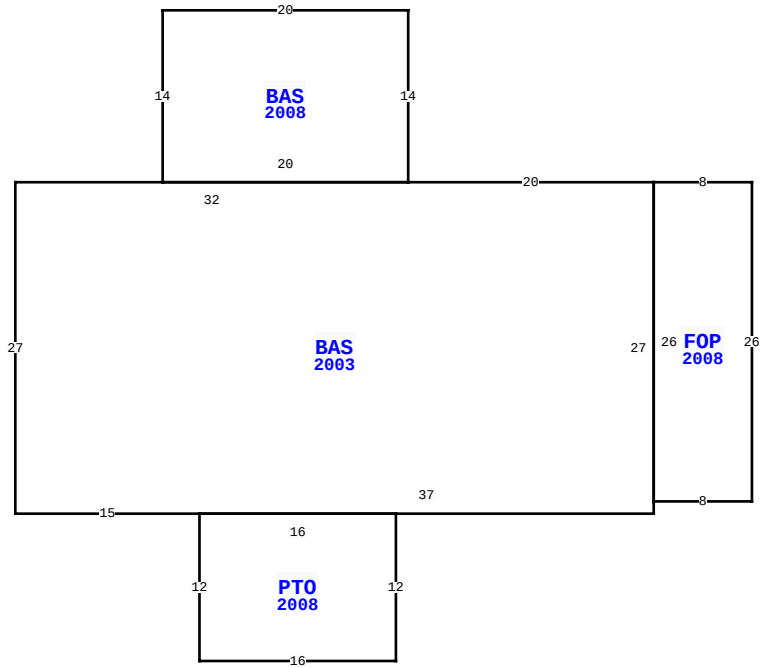
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2003	1,404	91,464
BAS	280	100	2008	280	18,241
FOP	208	30	2008	62	4,039
PTO	192	5	2008	10	651
TOTALS	2,084			1,756	114,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,756	150.8000	135.72	238,324	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2008 Heated Area: 1684 HX Base Yr 2008



34273 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		114,396
TOTAL MARKET OB/XF VALUE		31,535
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		213,931
SOH/AGL Deduction		114,352
ASSESSED VALUE		99,579
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,168
TOTAL JUST VALUE		213,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M023906	MH MOVE-ON	0	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1574/0994	6/30/2008	WD	U	I	07	100
GRANTOR: SPIVEY MONROE G & JOA						
GRANTEE: SPIVEY JODY ALLEN						
1543/1981	1/02/2008	WD	Q	I	01	100
GRANTOR: SPIVEY MONROE G & JOA						
GRANTEE: SPIVEY JODY ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2008] W8 BAS=[YR=2003] W20 BAS=[YR=2008] N14 W20 S14 E20$ W32 S27 E15 PTO=[YR=2008] S12 E16 N12 W16$ E37 N27$ S26 E8 N26$.

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	0200	BARN WD 0-	0	100	0	0	272.00	SF	20.00	20.00	100	2002	2002	3	28	1,523	
3	0681	POLE SHED	0	100	10	8	80.00	SF	15.00	15.00	100	2005	2005	3	32	384	
4	0511	GARAGE CB-	0	100	30	28	840.00	SF	40.00	40.00	100	2005	2005	3	83	27,888	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	87	1,740	

LAND DESCRIPTION

TOTAL OB/XF 31,535

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		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