PT OF SW1/4 OF NW1/4
IN OR 2162/1834
2001 FTWD DW/MH

FRALICK JOSEPH E & BRITTANY
34231 BALL PARK ROAD
CALLAHAN, FL 32011

2026

35-2N-24-0000-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

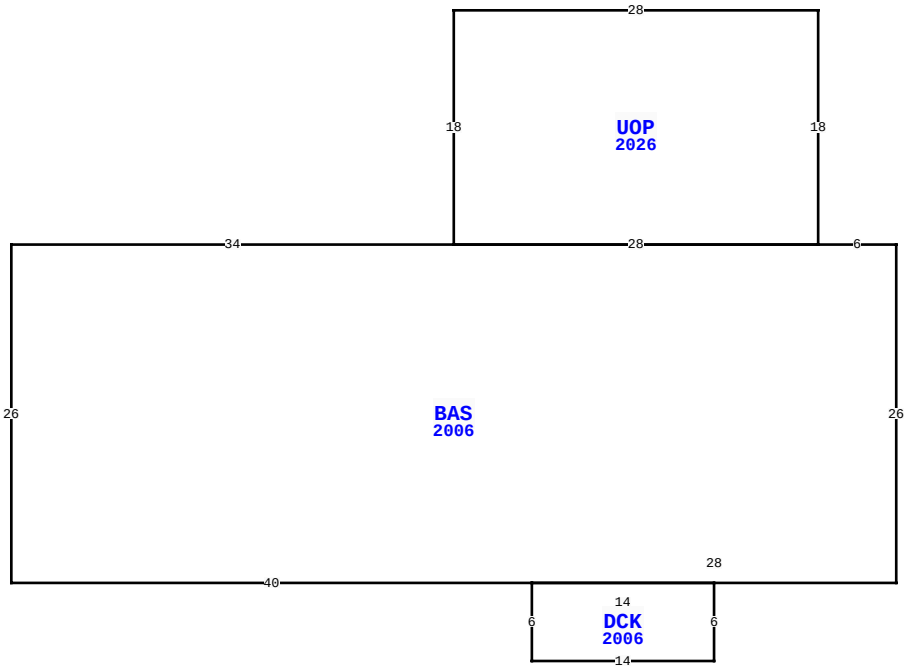
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	2006	1,768	108,164
DCK	84	15	2006	13	795
UOP	504	25	2026	126	7,708
TOTALS	2,356			1,907	116,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,907	117.2000	105.48	201,150	2001	2008	0	0	0	42.00	58.00

1 M/H 94+ 100% - 2019 Heated Area: 1768 HX Base Yr 2019



34231 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		116,667
TOTAL MARKET OB/XF VALUE		12,056
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		196,723
SOH/AGL Deduction		77,226
ASSESSED VALUE		119,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,086
TOTAL JUST VALUE		196,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4878	CO ISSUED	0	12/01/2006
MH4878	MH MOVE-ON	0	12/01/2006
M12283	MECH OTHER	0	12/01/2006
P11820	OTHER	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2162/1834	10/02/2017	SW	U	I	11	100
GRANTOR: 34231 BALL PARK RD LA						
GRANTEE: FRALICK JOSPEH E &						
2152/0061	10/02/2017	SW	Q	I	01	104,000
GRANTOR: 34231 BALL PARK RD LA						
GRANTEE: FRALICK JOSEPH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W6 W28 W34 S26 E40 E28 N26 $
DCK=[YR=2006;ORIG=-28,26] S6 E14 N6 W14 $
UOP=[YR=2026;ORIG=-34,0] E28 N18 W28 S18 $
.

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	2006	2006	3	88	3,080	
3	0200	BARN WD 0-	0	100	30	34	1,020.00	SF	20.00	20.00	100	2008	2008	3	44	8,976	

LAND DESCRIPTION

TOTAL OB/XF 12,056

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