PT SEC 2-2N-24E
IN OR 1994/1837
(EX OR 1987/1322)

BRANDT STEPHEN &/GARRETT PATRICIA
36160 FAIRVIEW LN
CALLAHAN, FL 32011

2023

02-2N-24-0000-0003-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

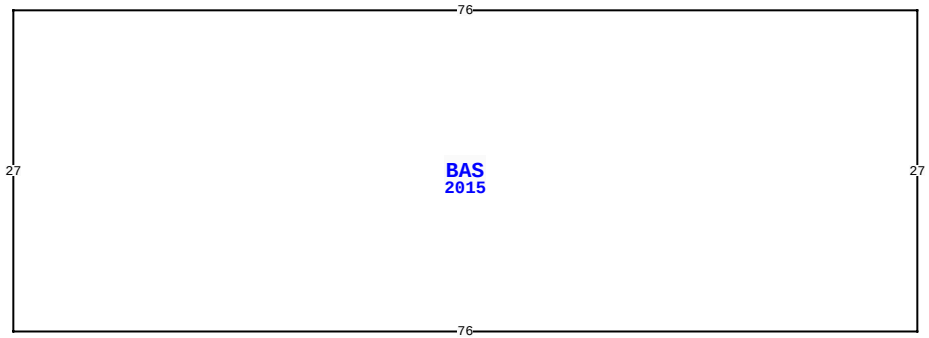
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	142,850
TOTALS	2,052		2,052	142,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	117.0000	81.90	168,059	2015	2015	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2016 Heated Area: 2052 HX Base Yr 2016



36160 FAIRVIEW LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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		142,850
TOTAL MARKET OB/XF VALUE		25,173
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		243,023
SOH/AGL Deduction		98,580
ASSESSED VALUE		144,443
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,443
TOTAL JUST VALUE		243,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631998	GARAGE	26,778	04/29/2016
MH155670	CO ISSUED	0	10/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2016/0040	11/19/2015	PR	U	I	11	100
GRANTOR: WAGNER BARBARA R P/R						
GRANTEE: KLEIN RUSSELL A						
1994/1837	7/31/2015	WD	U	V	37	25,000
GRANTOR: THE LAND SPECIALITY C						
GRANTEE: BRANDT STEPHEN & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S27 E76 N27$.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2016	2016	3	84	17,640	
2	0681	POLE SHED	0	100	30	18	540.00	SF	15.00	15.00	100	2019	2019	3	93	7,533	

LAND DESCRIPTION

TOTAL OB/XF 25,173

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	000115	C	SFR ACRES	100	0007		0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS