S-2 OF LOTS 5 6 7 & 8
PT OR 1375/161
(EX OR 2488/902)

HENDERSON CECIL ROBERT/HENDERSON MICHAEL DEWAYNE E
36471 PRATT SIDING ROAD
CALLAHAN, FL 32011

2023

22-3N-24-2320-0005-0020

BUILDING CHARACTERISTICS

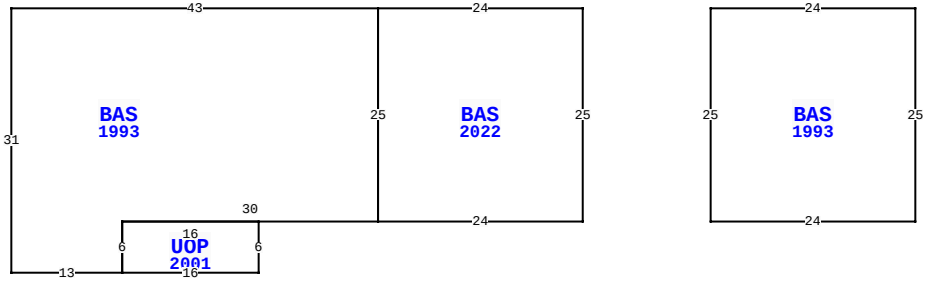
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	29,369
BAS	1,153	100	1,153	56,438
BAS	600	100	600	29,369
UOP	96	20	19	930
TOTALS	2,449		2,372	116,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	75.8520	68.46	162,387	1950	1968	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 2353 HX Base Yr



36471 PRATT SIDING RD, 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: 4	Tax Dist:
BUILDING MARKET VALUE	116,107
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,700
TOTAL MARKET VALUE	148,807
SOH/AGL Deduction	11,311
ASSESSED VALUE	137,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,496
TOTAL JUST VALUE	148,807
NCON VALUE	32,072
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/0096	12/08/2021	QC	U	I	11	100
GRANTOR: HENDERSON CECIL ROBER						
GRANTEE: HENDERSON CECIL R &						
2389/1863	9/03/2020	FJ	U	I	11	100
GRANTOR: HENDERSON JOSEPH L SR						
GRANTEE: HENDERSON CECIL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 BAS=[YR=1993] W43 S31 E13 UOP=[YR=2001] E16N6 W16 S6$ N6 E30 N25$ S25 E24 N25$ PTR=E15 BAS=[YR=1993] E24 S25 W24 N25$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,700							

REVIEW DATE 04/27/2022 BY TWX Total Acres: 1.09 Total Land Value: 32,700 Market: 0 Agricultural: 0 Common: 32,700 PRINTED 08/02/2023 BY SYS