

PT OF LOTS 7 & 8 (S-3)
IN OR 2087/1353
DUNNS SURVEY

DELACRUZ MARIANO JR & TAMMY
36445 PRATT SIDING ROAD
CALLAHAN, FL 32011

2023

22-3N-24-2320-0007-0030



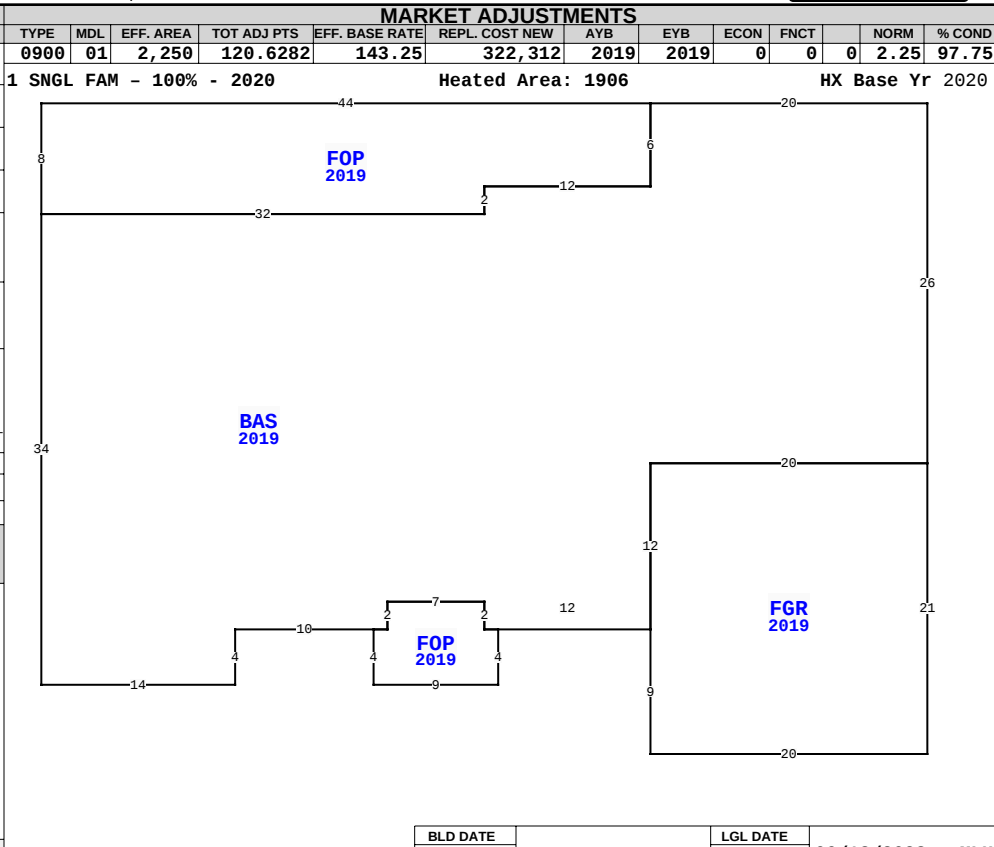
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	1,906	100	1,906	266,892
FGR	420	55	231	32,346
FOP	50	30	15	2,101
FOP	328	30	98	13,723
TOTALS	2,704		2,250	315,060

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	720.00	SF	5.20	5.20	
2	1242	WD DECK A	0	100	0	0	1,350.00	SF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC	



36445 PRATT SIDING RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		333,684	
TOTAL MARKET OB/XF VALUE		10,255	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		403,939	
SOH/AGL Deduction		146,919	
ASSESSED VALUE		257,020	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		207,020	
TOTAL JUST VALUE		403,939	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004667	CO ISSUED	0	05/06/2019
18011492	GARAGE	47,035	11/16/2018
18007963	NEW CONSTR	253,528	08/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2087/1353	11/22/2016	TD	U	I	37	14,300
GRANTOR: JOHNSON SAMUEL EDWARD						
GRANTEE: DELACRUZ MARIANO JR						
2016/1788	12/02/2015	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JOHNSON SAMUEL E						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W20 FOP=[YR=2019] W44 S8 E32 N2 E12 N6\$ S6 W12 S2 W32 S34 E14 N4 E10 FOP=[YR=2019] S4 E9 N4 W1 N2 W7 S2 W1\$ E1 N2 E7 S2 E12 FGR=[YR=2019] S9 E20 N21 W20 S12\$ N12 E20 N26\$.											

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