

PT OF E1/2 OF LOT 17  
IN OR 2572/163  
MAP OF TWNS 3 4 5N RGS 23 & 24

NOBLE DUSTIN MICHAEL/ALTHAUSER SKYLYN  
36712 PRATT SIDING ROAD  
CALLAHAN, FL 32011

2023

26-3N-24-2300-0017-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 06 | BD/BATTEN 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 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. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| 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       | 2,013            | 100         | 2,013        | 199,970              |
| PTO       | 825              | 5           | 41           | 4,073                |
| UOP       | 320              | 20          | 64           | 6,358                |
| UOP       | 488              | 20          | 98           | 9,735                |
| UOP       | 560              | 20          | 112          | 11,126               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 4,206 |  | 2,328 | 231,262 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0940       | SHEDS/PORT  | 0   | 0   | 8  | 10 | 80.00  | SF | 21.30 | 21.30          |       |
| 2              | 0510       | GARAGE WD-  | 0   | 0   | 24 | 24 | 576.00 | SF | 25.20 | 25.20          |       |

| 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            | 0   | 0005 | OR       | 0.00  | 0.00  | 1.24        | AC        |       |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |         |        |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                             | 01  | 2,328     | 98.4200     | 116.87         | 272,073        | 2002 | 2002 | 0    | 0    | 0 15.00 | 85.00  |
| 2 SNGL FAM - 0% - 2023           |     |           |             |                |                |      |      |      |      |         |        |
| Heated Area: 2013                |     |           |             |                |                |      |      |      |      |         |        |
| HX Base Yr                       |     |           |             |                |                |      |      |      |      |         |        |
|                                  |     |           |             |                |                |      |      |      |      |         |        |
| 36712 PRATT SIDING RD, CALLAHAN  |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |         |        |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |         |        |
| 06/13/2023 MLU                   |     |           |             |                |                |      |      |      |      |         |        |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 4              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 231,262     |
| TOTAL MARKET OB/XF VALUE  |  |  | 6,847       |
| TOTAL LAND VALUE - MARKET |  |  | 37,200      |
| TOTAL MARKET VALUE        |  |  | 275,309     |
| SOH/AGL Deduction         |  |  | 0           |
| ASSESSED VALUE            |  |  | 275,309     |
| TOTAL EXEMPTION VALUE     |  |  | 0           |
| BASE TAXABLE VALUE        |  |  | 275,309     |
| TOTAL JUST VALUE          |  |  | 275,309     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 224,607     |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B12383     | XFOB        | 2,400   | 02/02/2004 |
| B029450    | NEW CONSTR  | 140,160 | 02/01/2002 |
| MH013572   | MH MOVE-ON  | 0       | 07/01/2001 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2572/0163                      | 6/10/2022 | WD        | Q   | I   | 01     | 366,000    |  |
| GRANTOR: JARAMILLO SUNRISE CHA |           |           |     |     |        |            |  |
| GRANTEE: NOBLE DUSTIN MICHAEL  |           |           |     |     |        |            |  |
| 2207/1186                      | 6/12/2018 | WD        | Q   | I   | 02     | 170,000    |  |
| GRANTOR: PEARSON MELISSA ANN   |           |           |     |     |        |            |  |
| GRANTEE: JARAMILLO SUNRISE C   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| UOP=[YR=2006] W29 UOP=[YR=2005] W40 S8 PTO=[YR=2004] W25<br>S33 E25 UOP=[YR=2005] S8 E61 N8 W61 \$ N33 \$ E40 N8 \$<br>S8BAS=[YR=2002] W40 S33 E61 N33 W21 \$ E21 S41 E8 N49 \$ . |  |  |  |  |  |  |  |  |  |  |  |