PT OF E1/2 OF LOT 17 S-3
IN OR 2292/1842
R407748 & R407749

MOSES WILLIAM T & TAMMY L
36654 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0017-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

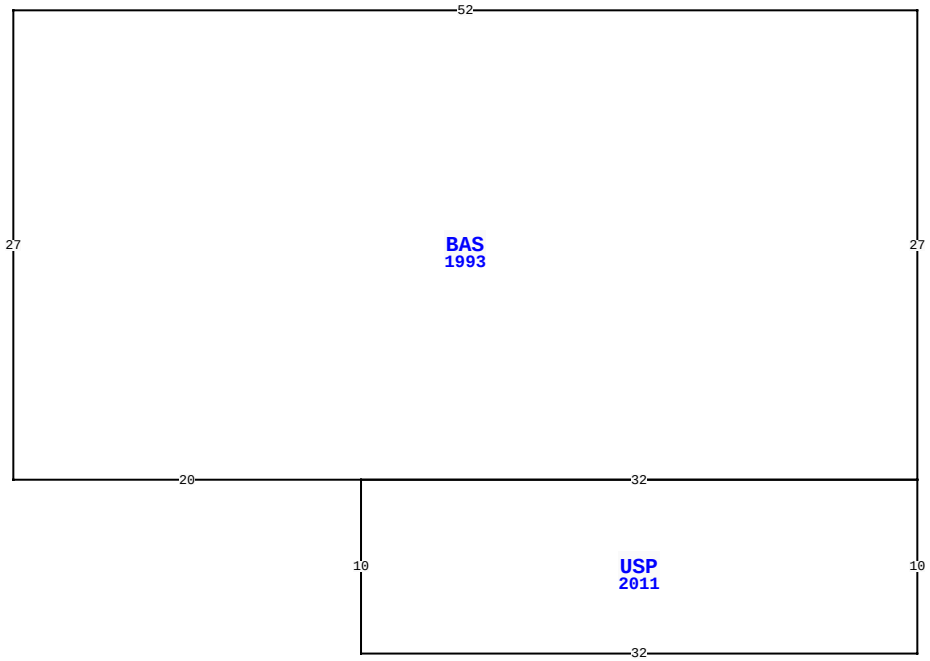
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	32,197
USP	320	50	160	3,669
TOTALS	1,724		1,564	35,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,564	117.6000	76.44	119,552	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1404 HX Base Yr



36678 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,866
TOTAL MARKET OB/XF VALUE	2,980
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	113,846
SOH/AGL Deduction	22,718
ASSESSED VALUE	91,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,128
TOTAL JUST VALUE	113,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7951	MH MOVE-ON	27,000	10/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/1842	7/19/2019	WD	Q	I	01	75,000
GRANTOR: TAYLOR JEANETTE RHODE						
GRANTEE: MOSES WILLIAM T & T						
1894/0185	12/16/2013	QC	U	I	11	100
GRANTOR: TAYLOR JEANETTE RHODE						
GRANTEE: YORK JERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S27 E20USP=[YR=2011] S10 E32 N10 W32 $ E32 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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1975	1975	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 2,980

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	000102	C	SFR/MH	0	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS