PT OF W1/2 OF LOT 18
IN OR 949/291
R407932 & R407933 &

GODWIN JOHNNY
36085 LEFY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

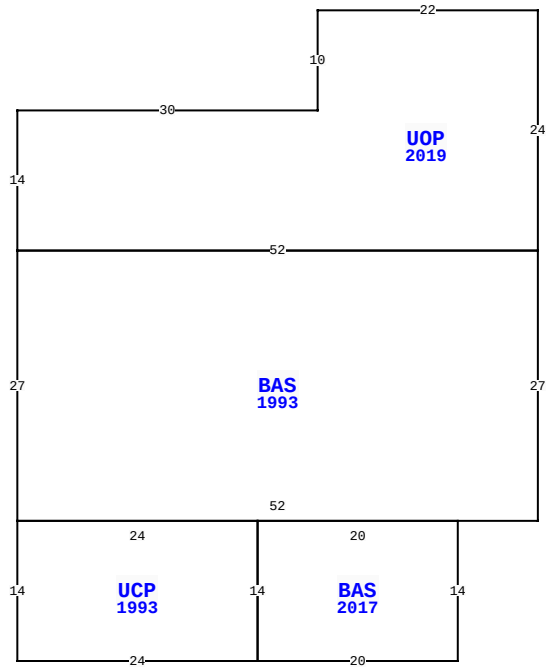
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	54,143
BAS	280	100	280	10,798
UCP	336	20	67	2,584
UOP	948	25	237	9,140
TOTALS	2,968		1,988	76,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,988	123.6000	80.34	159,716	1990	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 2001 Heated Area: 1684 HX Base Yr 2001



36085 LEAFY 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		76,664
TOTAL MARKET OB/XF VALUE		15,375
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		167,039
SOH/AGL Deduction		84,617
ASSESSED VALUE		82,422
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,422
TOTAL JUST VALUE		167,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7235	ADDITION	4,998	05/17/1991
8129	MH MOVE-ON	29,530	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/1992	5/01/2017	WD	U	I	37	12,000
GRANTOR: RICHARDSON LEXIE DEAN						
GRANTEE: GODWIN JOHNNIE DOUG						
0949/0291	9/14/2000	WD	Q	I		56,000
GRANTOR: PRATT JANET F						
GRANTEE: GODWIN JOHNNY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W22 S10 W30 S14 BAS=[YR=1993] S27 UCP=[YR=1993] S14 E24 BAS=[YR=2017] E20 N14 W20 S14$ N14 W24$ E52 N27 W52$ E52 N24$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
3	1242	WD DECK A	0	100	0	0	750.00	SF	5.00	5.00	100	2019	2019	3	90	3,375	

LAND DESCRIPTION

TOTAL OB/XF 15,375

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	100	0005	OR	0.00	0.00	1.23	AC		1.00	1.00	1.00	30,000.00	30,000.00	36,900							
2	000102	C	SFR/MH	100		OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	30,000.00	30,000.00	38,100							

REVIEW DATE 06/18/2020 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS