

E1/2 OF LOT 18 (S-3)
IN OR 2638/1722
ESMT OR 1621/1097

NOBLE DUSTIN MICHAEL
36624 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0018-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	01	Quality Level 01
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	1,288	100	1,288	7,901
BAS	208	100	208	1,276
UCP	220	20	44	270
UEP	168	70	118	724
USP	168	50	84	515
USP	24	50	12	74
UST	56	55	31	190
TOTALS	2,132		1,785	10,949

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0751	UOP	0	0	13	18			234.00	SF	10.00
3	0681	POLE SHED	0	0	21	10			210.00	SF	15.00
4	0510	GARAGE WD-	0	0	27	16			432.00	SF	26.95
5	0681	POLE SHED	0	0	20	10			200.00	SF	15.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	2.50	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM
0820	02	1,785	47.1900	30.67	54,746	1973	1973	0	0	20	70.00
1 M/H 93- - 0% - 0											
Heated Area: 1496											
HX Base Yr											
36624 PATSY LN, CALLAHAN											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			22,311
TOTAL MARKET OB/XF VALUE			4,986
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			102,297
SOH/AGL Deduction			17,643
ASSESSED VALUE			84,654
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			84,654
TOTAL JUST VALUE			102,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5188	CO ISSUED	0	05/07/2010
P13746	PLUMBING	0	04/01/2009
MH5188	MH MOVE-ON	0	04/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2638/1722	5/12/2023	WD	Q	I	01
GRANTOR: ANCIENT CITY CAPITAL					SALE PRICE
GRANTEE: NOBLE DUSTIN MICHAEL					
2506/0808	10/14/2021	WD	Q	I	01
GRANTOR: ALOHOMORA LLC					110,000
GRANTEE: ANCIENT CITY CAPITA					79,900

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W2 UEP=[YR=1993] N8 UCP=[YR=2002] N11 W20 S11 E20 \$ W21 BAS=[YR=2002] W26 UST=[YR=1993] W7 S8 E7 N8 \$ S8 E26 N8 \$ S8 E21 \$ W54 S23 E32 USP=[YR=1993] S8 E21 USP=[YR=2002] E3 N8 W3 S8 \$ N8 W21 \$ E24 N23 \$.											

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