PT OF LOT 18 (S-4)
IN OR 2193/751
2001 REDM SW/MH

MOSES WILLIAM THOMAS & TAMMY LEE
36654 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0018-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

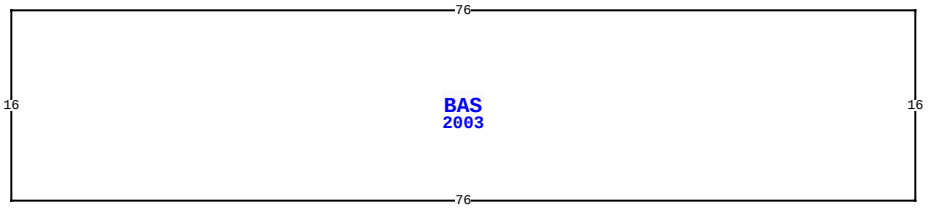
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	49,710
TOTALS	1,216		1,216	49,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	81.76	99,420	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2019 Heated Area: 1216 HX Base Yr 2019



36654 PATSY LN, CALLAHAN

BLD DATE	02/12/2008	JH	LGL DATE	
XF DATE	02/12/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		49,710
TOTAL MARKET OB/XF VALUE		6,568
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		131,278
SOH/AGL Deduction		49,633
ASSESSED VALUE		81,645
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,645
TOTAL JUST VALUE		131,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2193/0751	4/26/2018	WD	Q	I	01	105,000
GRANTOR: MCGREW JASON A & SHAN						
GRANTEE: MOSES WILLIAM THOMA						
1542/0852	12/26/2007	WD	Q	I		125,000
GRANTOR: MUMMAW MARK C						
GRANTEE: MCGREW JASON A & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S16 E76 N16$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	13.20	13.20	100	2003	2003	3	22	232	
4	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	22	176	
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	44	6,160	

LAND DESCRIPTION

TOTAL OB/XF 6,568

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	000115	C	SFR ACRES	100	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 09/11/2019 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS