E 1/2 OF LOTS 20 & 21
EX S-4 OF LOT 20
OR 158 PG 74 R359967 & R359968

HILDEBRAND VERNON R & KATHERINE
36480 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0020-0010

BUILDING CHARACTERISTICS

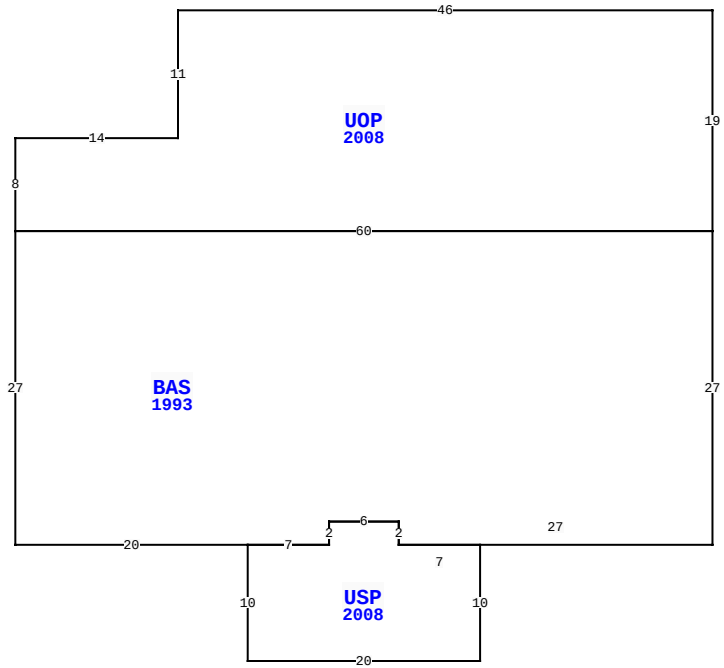
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1,608	54,635
UOP	986	25	246	8,358
USP	212	50	106	3,601
TOTALS	2,806		1,960	66,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,960	118.8000	77.22	151,351	1988	1998	0	0	0	56.00	44.00

1 M/H 93- – 100% - 0 Heated Area: 1608 HX Base Yr



36480 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,594
TOTAL MARKET OB/XF VALUE		16,031
TOTAL LAND VALUE - MARKET		179,340
TOTAL MARKET VALUE		115,255
SOH/AGL Deduction		76,378
ASSESSED VALUE		38,877
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		8,877
TOTAL JUST VALUE		261,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12240	MECH OTHER	0	11/01/2006
E18247	ELEC OTHER	0	10/01/2006
C18596	CO ISSUED	140,000	09/01/2006
B18596	NEW CONSTR	140,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0158/0074	1/01/1973	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						
0158/0074	1/01/1973	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2008] W46 S11 W14 S8 BAS=[YR=1993] S27 E20
USP=[YR=2008] S10 E20 N10 W7 N2 W6 S2 W7$ E7 N2 E6 S2 E27 N27 W60$ E60 N19$.

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
5	0350	CARPORT WD	0	100	30	12	360.00	SF	13.00	13.00	100	1984	1984	3	20	936	
6	0350	CARPORT WD	0	100	32	15	480.00	SF	13.00	13.00	100	1984	1984	3	20	1,248	
7	0350	CARPORT WD	0	100	87	30	2,610.00	SF	13.00	13.00	100	1984	1984	3	20	6,786	
8	0810	CONCRETE A	0	100	16	15	240.00	SF	6.50	6.50	100	1993	1993	3	68	1,061	
9	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1984	1984	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,031

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	1.21	AC		1.00	1.00	1.00	440.00	440.00	532							
3	005300	A	CROPLAND 3	0			0.00	0.00	4.15	AC		1.00	1.00	1.00	400.00	400.00	1,660							
4	005902	A	HARDWOOD SI	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	175.00	175.00	438							
5	009910	M	MKT.VAL.AG	0			0.00	0.00	7.86	AC		1.00	1.00	1.00	19,000.00	19,000.00	149,340							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 8.86 Total Land Value: 32,630 Market: 149,340 Agricultural: 2,630 Common: 30,000 PRINTED 08/02/2023 BY SYS