

VINING RICKY L
36527 PATSY LN
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	13	PREFAB PNL 50		
Exterior Wall	25	MOD METAL 50		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	14	CARPET 80		
Interior Floor	08	SHT VINYL 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		1 100		
Frame Stories	02	WOOD FRAME 100		
Units	1.	1. 100		
		0 100		
BUD8 Adjustme	04	DIST 01 100		
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	1,238	100	1,238	24,550
BAS	176	100	176	3,490
TOTALS	1,414		1,414	28,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,414	101.7000	66.10	93,465	1973	1973	0	0	0 70.00	30.00

1 M/H 93- - 100% - 2023
Heated Area: 1414
HX Base Yr 2023

BAS 2010

BAS 1993

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		28,040	
TOTAL MARKET OB/XF VALUE		4,117	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		107,157	
SOH/AGL Deduction		0	
ASSESSED VALUE		107,157	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		57,157	
TOTAL JUST VALUE		107,157	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		81,552	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

2556

H/AC

3,000

05/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1704/1323	10/05/2010	WD	U	I	30	37,500

GRANTOR: VINING J L & SARAH L

GRANTEE: VINING J L & SARAH

0205/0419

1/01/1975

WD

Q

V

7,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N10 W12 BAS=[YR=2010] N8 W22 S8 E22\$ W35 S22 E44 S8 E12 N20\$.

EXTRA FEATURES

36527 PATSY LN, CALLAHAN

L N	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	8	8	64.00	SF	20.10	20.10	100	1988	1988	3	20	257	
2	0350	CARPORT WD	0 100	30	20	600.00	SF	13.00	13.00	100	1975	1975	3	20	1,560	
3	0681	POLE SHED	0 100	22	30	660.00	SF	15.00	15.00	100	1980	1980	3	20	1,980	
4	0751	UOP	0 100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
5	0751	UOP	0 100	12	8	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF

4,117

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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