

PT OF W1/2 OF LOT 21
1992 GENE DWMH
IN OR 302 PG 681

KAWCHAK MICHAEL JR & PAULINE A
36469 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0021-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall	05	AVERAGE 100	0820	02	1,162	123.6000	80.34	93,355	1992	1997	0	0	58.00	42.00	STANDARD																																		
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 0													Heated Area: 960										HX Base Yr																							
Roof Cover	12	MODULAR MT 100	40 24 24 16 24 12 24 24 12 24 BAS 2004 UEP 2004																																														
Interior Wall	05	DRYWALL 100																																															
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																																															
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	960	100	960	32,393																																													
UEP	288	70	202	6,816																																													
TOTALS			1,248	1,162	39,209																																												
EXTRA FEATURES										36469 PATSY LN, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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	0510	GARAGE WD-	0	100	55	12	660.00	SF	24.85	24.85	100	1972	1972	3	20	3,280																																	
2	0510	GARAGE WD-	0	100	30	12	360.00	SF	24.85	24.85	100	1983	1983	3	20	1,789																																	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2005	2005	3	27	216																																	
LAND DESCRIPTION																											TOTAL OB/XF										5,285												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 06/11/2021 BY TWA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																																	