W1/2 OF LOT 22
MAP OF TWNS 3-5N RG 23 & 24

MIANO ANDREW J & SUSAN L
36395 PATSY LN
CALLAHAN, FL 32011

2023

26-3N-24-2300-0022-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

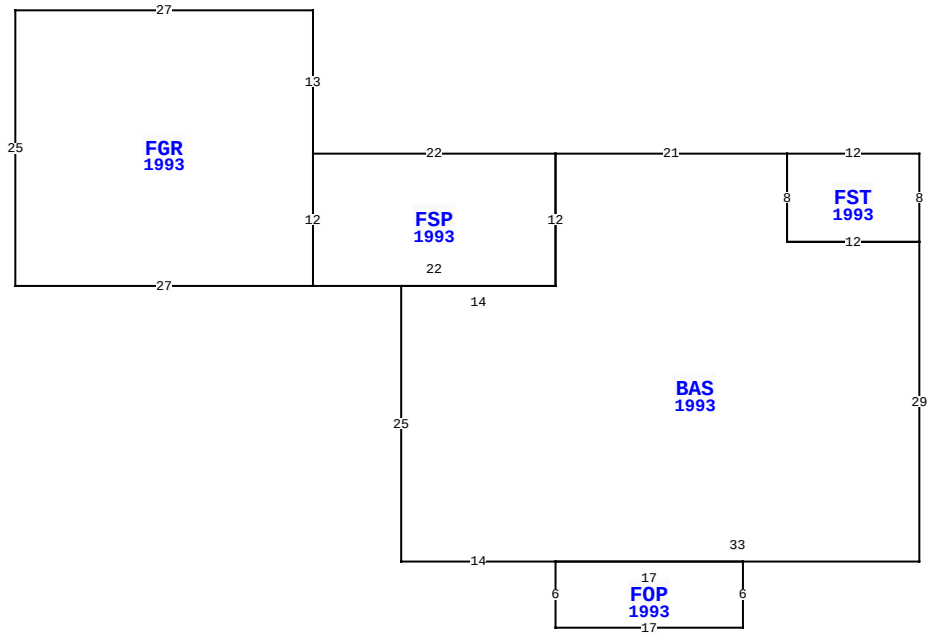
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1,475	160,809
FGR	675	55	371	40,447
FOP	102	30	31	3,379
FSP	264	40	106	11,557
FST	96	55	53	5,778
TOTALS	2,612		2,036	221,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,036	140.8750	127.14	258,857	1988	2003	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1475 HX Base Yr 2020



36395 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 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		221,970
TOTAL MARKET OB/XF VALUE		11,514
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		328,484
SOH/AGL Deduction		176,548
ASSESSED VALUE		151,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,936
TOTAL JUST VALUE		328,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13103	RE-ROOF	9,000	08/01/2012
2481	H/AC	3,250	03/07/1988
2886	NEW CONSTR	4,500	01/28/1988
4615	NEW CONSTR	63,900	01/22/1988
4762	NEW CONSTR	2,400	01/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2280/0386	5/31/2019	WD	Q	I	01	200,000
GRANTOR: CLARK WILLIAM						
GRANTEE: MIANO ANDREW J & SU						
1820/1538	10/18/2012	TD	U	I	11	100
GRANTOR: BURKE JOHN D & MARY A						
GRANTEE: CLARK WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W21 FSP=[YR=1993] W22
FGR=[YR=1993] N13 W27 S25 E27 N12$ S12 E22 N12$ S12 W14 S25
E14 FOP=[YR=1993] S6 E17N6 W17$ E33 N29 W12 N8$ S8 E12N8$.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1988	1988	3	57	1,482	
2	0511	GARAGE CB-	0	100	20	22	440.00	SF	40.00	40.00	100	1988	1988	3	57	10,032	

LAND DESCRIPTION

TOTAL OB/XF 11,514

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	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 06/25/2019 BY TW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS