LOTS 23 THRU 28
IN OR 1774/1368
EX OR 272 PG 286

SAULS MARIA E
36002 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

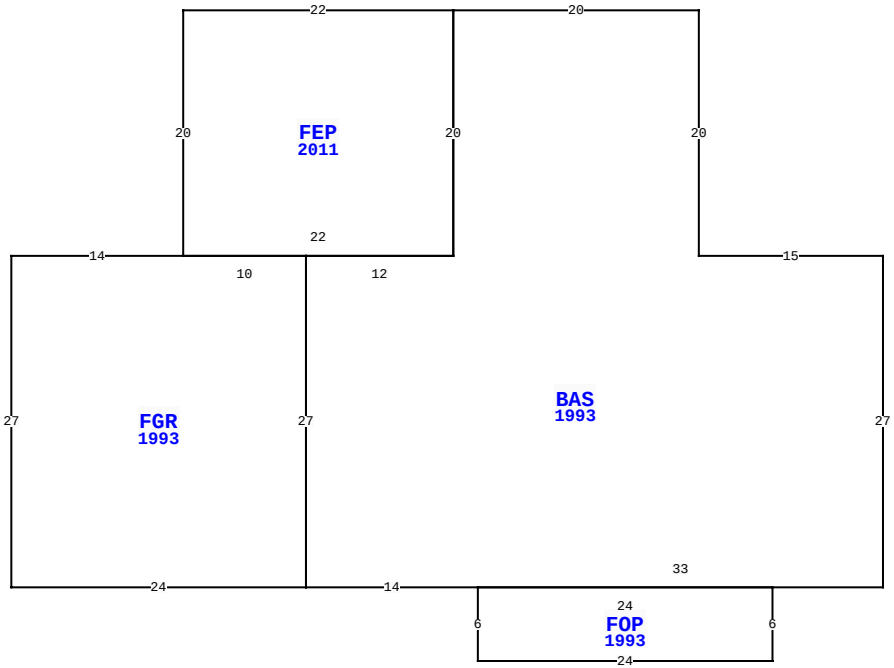
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,669	100	1,669	148,959
FEP	440	80	352	31,416
FGR	648	55	356	31,773
FOP	144	30	43	3,837
TOTALS	2,901		2,420	215,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,420	122.8430	110.87	268,305	1991	1996	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 0 Heated Area: 1669 HX Base Yr



36002 PATSY LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,521
TOTAL MARKET OB/XF VALUE		28,767
TOTAL LAND VALUE - MARKET		397,440
TOTAL MARKET VALUE		318,497
SOH/AGL Deduction		140,448
ASSESSED VALUE		178,049
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		123,049
TOTAL JUST VALUE		665,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7040	NEW CONSTR	47,120	03/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1774/1368	12/13/2011	QC	U	I	11	100

GRANTOR: SAULS TROY E

GRANTEE: SAULS TROY E & MARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N20 W20 FEP=[YR=2011] W22 S20
FGR=[YR=1993] W14 S27 E24 N27 W10$ E22 N20$ S20 W12 S27 E14
FOP=[YR=1993] S6 E24 N6 W24$ E33 N27$.

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
2	0681	POLE SHED	0	100	90	24	2,160.00	SF	15.00	15.00	100	1980	1980	3	20	6,480	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
4	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1990	1990	3	20	2,016	
5	0681	POLE SHED	0	100	0	0	2,784.00	SF	15.00	15.00	100	1990	1990	3	20	8,352	
6	0510	GARAGE WD-	0	100	48	14	672.00	SF	26.95	26.95	100	1990	1990	3	20	3,622	
7	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	1990	1990	3	20	1,728	
8	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1990	1990	3	20	322	
9	0755	FSP	0	100	0	0	201.00	SF	20.00	20.00	100	2000	2000	3	20	804	
10	0510	GARAGE WD-	0	100	20	16	320.00	SF	28.00	28.00	100	2000	2000	3	29	2,598	
11	0751	UOP	0	100	16	7	112.00	SF	10.00	10.00	100	2000	2000	3	29	325	

LAND DESCRIPTION

TOTAL OB/XF 28,767

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	45.93	AC		1.00	1.00	1.00	440.00	440.00	20,209							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	45.93	AC		1.00	1.00	1.00	8,000.00	8,000.00	367,440							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 46.93 Total Land Value: 50,209 Market: 367,440 Agricultural: 20,209 Common: 30,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

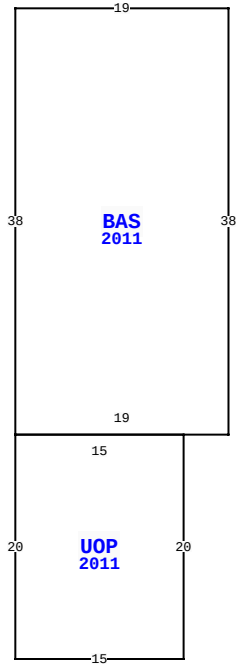
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	722	100	722	21,729
UOP	300	20	60	1,806
TOTALS	1,022		782	23,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	782	79.2000	39.60	30,967	1990	1990	0	0	0	24.00	76.00

2 ACCESORY U – 100% - 0 Heated Area: 722 HX Base Yr



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1774/1368	12/13/2011	QC	U	I	11	100

GRANTOR: SAULS TROY E
GRANTEE: SAULS TROY E & MARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W19 S38 UOP=[YR=2011] S20 E15 N20 W15$ E19 N38$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/02/2020 BY TWA Total Acres: 46.93 Total Land Value: 50,209 Market: 367,440 Agricultural: 20,209 Common: 30,000 PRINTED 08/02/2023 BY SYS