W1/2 OF W1/2 LOTS 23,24
IN OR 2444/783
CORNWALL SURVEY DBK B-10 PG 48

HORTON RUSSELL W & JUDY R L/E/
36363 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

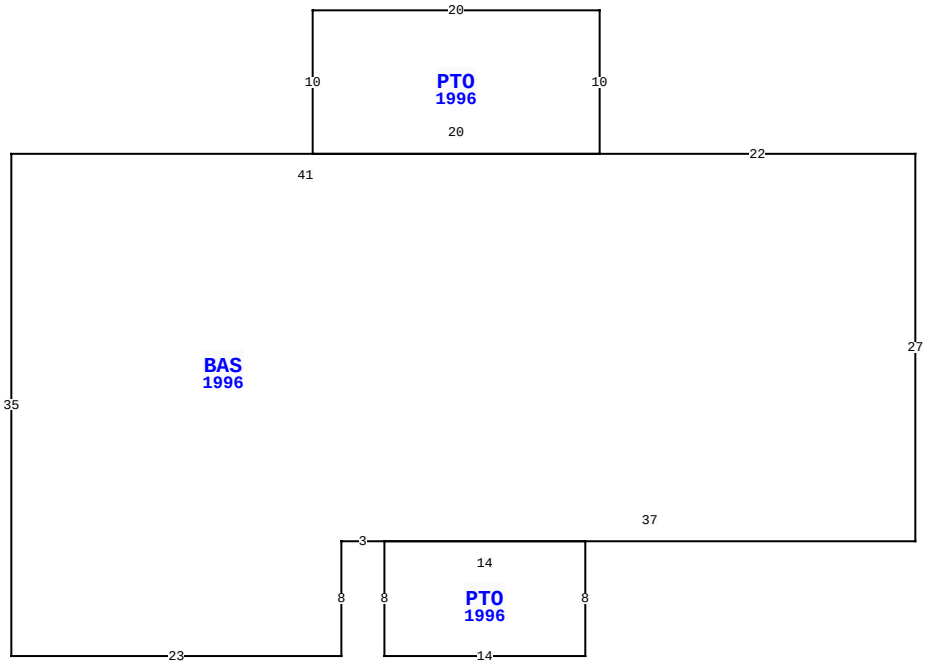
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,885	100	1,885	179,298
PTO	112	5	6	570
PTO	200	5	10	951
TOTALS	2,197		1,901	180,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	125.0970	112.90	214,623	1996	2001	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 0 Heated Area: 1885 HX Base Yr



36363 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,600
TOTAL MARKET OB/XF VALUE		45,294
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		363,774
SOH/AGL Deduction		148,059
ASSESSED VALUE		215,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,715
TOTAL JUST VALUE		422,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26365	CARPORT	14,820	04/01/2013
M047934	MH MOVE-ON	0	02/02/2004
B9602893	NEW CONSTR	63,875	05/01/1996
MH94856	MH MOVE-ON	424,000,000	03/01/1994
8884	MH MOVE-ON	17,600	05/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/0783	3/09/2021	WD	U	I	11	100
GRANTOR: HORTON RUSSELL W & JU						
GRANTEE: HORNE AUTUMN MILLER						
1501/0169	5/24/2007	QC	U	I	01	15,000
GRANTOR: HORTON RUSSELL W						
GRANTEE: HORTON RUSSELL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W22 PTO=[YR=1996] N10 W20 S10 E20 $ W41 S35 E23 N8 E3 PTO=[YR=1996] S8 E14 N8 W14 $ E37 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
1	0753	UEP	0	100	20	11	220.00	SF	22.00	22.00	100	1988	1988	3	20	968	
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	1980	1980	3	20	772	
3	0681	POLE SHED	0	0	16	9	144.00	SF	15.00	15.00	100	1980	1980	3	20	432	
5	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1996	1996	3	73	26,280	
6	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	1996	1996	3	73	2,183	
7	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00	15.00	100	1996	1996	3	25	4,200	
8	0756	FEP	0	0	6	6	36.00	SF	27.00	27.00	100	1990	1990	3	20	194	
9	0350	CARPORT WD	0	0	34	20	680.00	SF	8.58	8.58	100	1997	1997	3	20	1,167	
12	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1990	1990	3	20	579	
17	0940	SHEDS/PORT	0	0	12	11	132.00	SF	20.10	20.10	100	2004	2004	3	24	637	

TOTAL OB/XF 37,412

LAND DESCRIPTION

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	440.00	440.00	880							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 10/10/2022 BY WWA Total Acres: 5.00 Total Land Value: 90,880 Market: 60,000 Agricultural: 880 Common: 90,000 PRINTED 08/02/2023 BY SYS

W1/2 OF W1/2 LOTS 23,24
IN OR 2444/783
CORNWALL SURVEY DBK B-10 PG 48

HORTON RUSSELL W & JUDY R L/E/
36363 PATSY LANE
CALLAHAN, FL 32011

2023

26-3N-24-2300-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

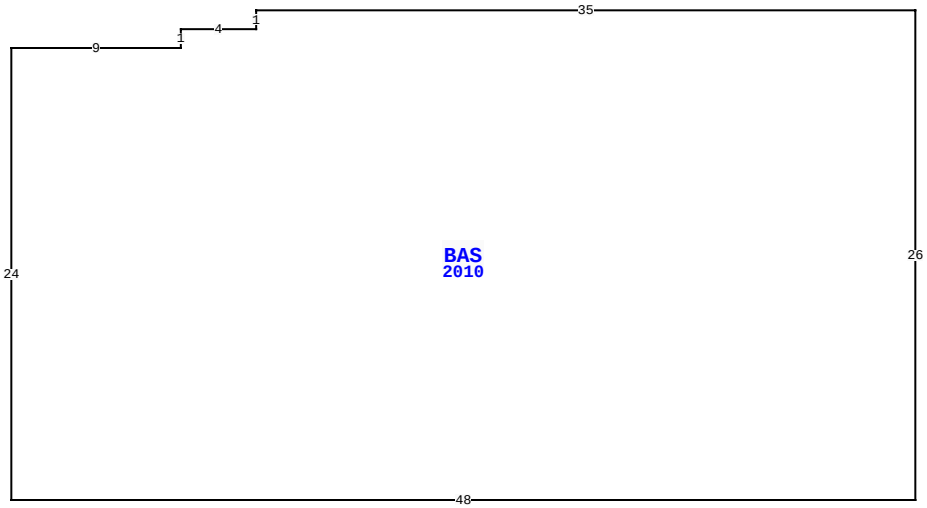
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	1,226	100	1,226	33,581
TOTALS	1,226		1,226	33,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,226	120.4000	78.26	95,947	1985	1995	0	0	0	65.00	35.00

2 M/H 93- – 100% - 0 Heated Area: 1226 HX Base Yr



36363 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,600
TOTAL MARKET OB/XF VALUE		45,294
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		363,774
SOH/AGL Deduction		148,059
ASSESSED VALUE		215,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,715
TOTAL JUST VALUE		422,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2444/0783	3/09/2021	WD	U	I	11	100
GRANTOR: HORTON RUSSELL W & JU						
GRANTEE: HORNE AUTUMN MILLER						
1501/0169	5/24/2007	QC	U	I	01	15,000
GRANTOR: HORTON RUSSELL W						
GRANTEE: HORTON RUSSELL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W35 S1 W4 S1 W9 S24 E48 N26$.

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
18	0350	CARPORT WD	0	0	12	10	120.00	SF	8.58	8.58	100	2004	2004	3	24	247	
19	0681	POLE SHED	0	0	12	6	72.00	SF	15.00	15.00	100	2006	2006	3	48	518	
20	0680	POLE SHED	0	0	0	0	1,112.00	SF	10.00	10.00	100	2010	2010	3	64	7,117	

TOTAL OB/XF 7,882

LAND DESCRIPTION

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 10/10/2022 BY WWA Total Acres: 5.00 Total Land Value: 90,880 Market: 60,000 Agricultural: 880 Common: 90,000 PRINTED 08/02/2023 BY SYS

W1/2 OF W1/2 LOTS 23,24
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CALLAHAN, FL 32011

2023

26-3N-24-2300-0023-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

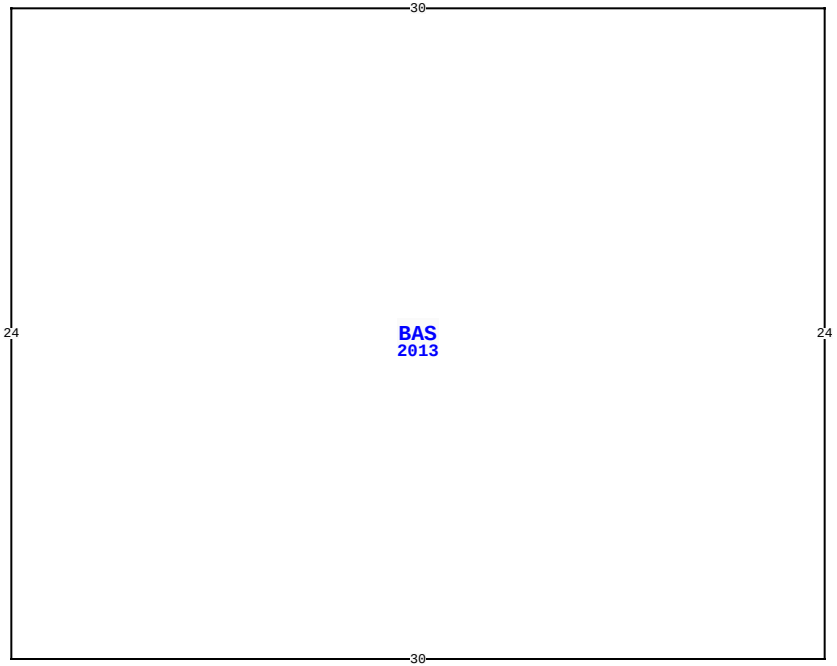
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	13,199
TOTALS	720		720	13,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	58.1900	20.37	14,666	2013	2013	0	0	0	10.00	90.00

4 GARAGE RES – 100% - 0 Heated Area: 720 HX Base Yr



36363 PATSY LN, CALLAHAN

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,974

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SALES DATA

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GRANTOR: HORTON RUSSELL W & JU						
GRANTEE: HORNE AUTUMN MILLER						
1501/0169	5/24/2007	QC	U	I	01	15,000
GRANTOR: HORTON RUSSELL W						
GRANTEE: HORTON RUSSELL W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 S24 E30 N24$.

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 10/10/2022 BY WWA Total Acres: 5.00 Total Land Value: 90,880 Market: 60,000 Agricultural: 880 Common: 90,000 PRINTED 08/02/2023 BY SYS