

PT OF NW1/4 OF NE1/4
IN OR 2389/881

MARTINEZ MIRIAM ESTER/TRIMINO-MARTINEZ MAILET
36270 PRATT SIDING RD
CALLAHAN, FL 32011

2023

27-3N-24-0000-0001-0040



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT 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 30 VINYL 100										0800 02 1,404 128.4800 89.94 126,276 2019 2019 0 0 0 3.00 97.00										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2021										Heated Area: 1404 HX Base Yr 2021									
Roof Cover 03 COMP SHNGL 100										27 52 27 52 BAS 2020										BUILDING MARKET VALUE 122,488									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 0									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 201,000									
Interior Floo 08 SHT VINYL 30																				TOTAL MARKET VALUE 159,598									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 43,079									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 116,519									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 66,519									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 323,488									
Stories 0 0 100																				NCON VALUE 0									
Units 0 0 100										INCOME VALUE																			
										PREVIOUS YEAR MKT VALUE 124,227																			
Quality 04 Quality Level 04																													
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 1,404 100 1,404 122,488																													
TOTALS 1,404 1,404 122,488																													
EXTRA FEATURES										36270 PRATT SIDING RD, 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
										06/15/2023 MLU																			
										BUILDING NOTES																			
										BUILDING DIMENSIONS																			
										BAS=[YR=2020] W52 S27 E52 N27\$.																			
LAND DESCRIPTION										TOTAL OB/XF 0																			
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 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 005401 A TIMB2-1 SI 0 0.00 0.00 9.00 AC 1.00 1.00 1.00 790.00 790.00 7,110																													
3 009910 M MKT. VAL. AG 0 0.00 0.00 9.00 AC 1.00 1.00 1.00 19,000.00 19,000.00 171,000																													
REVIEW DATE 04/29/2021 BY TWX										Total Acres: 10.00 Total Land Value: 37,110 Market: 171,000 Agricultural: 7,110 Common: 30,000 PRINTED 08/02/2023 BY SYS																			