PT NW 1/4 OF NE 1/4
IN OR 1311/82
2001 HMMT DWMH

SILSBEE MILTON R
36112 PRATT SIDING RD
CALLAHAN, FL 32011

2023

27-3N-24-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	Quality Level 05

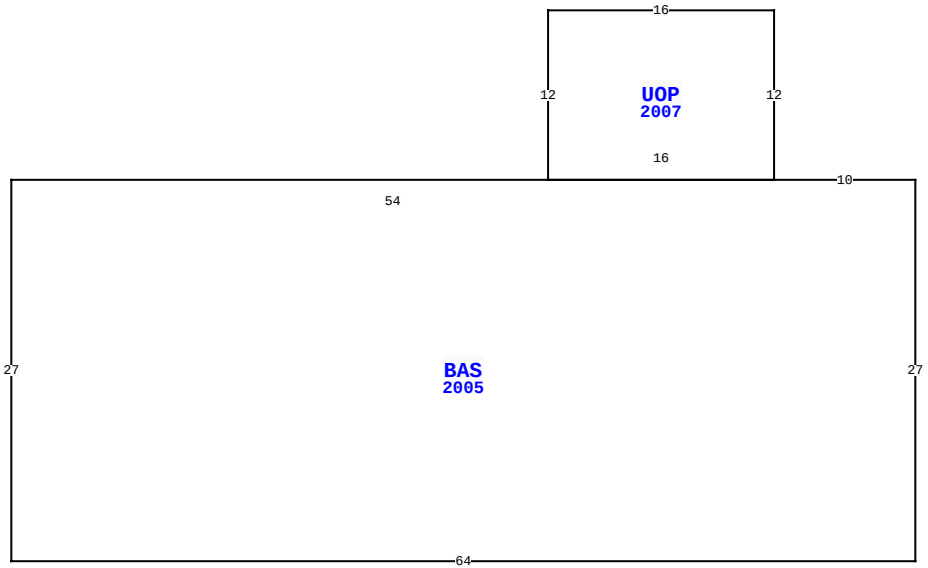
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	108,688
UOP	192	25	48	3,019
TOTALS	1,920		1,776	111,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,776	149.7600	104.83	186,178	2001	2006	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2006 Heated Area: 1728 HX Base Yr 2006



36112 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		111,707
TOTAL MARKET OB/XF VALUE		2,529
TOTAL LAND VALUE - MARKET		30,300
TOTAL MARKET VALUE		144,536
SOH/AGL Deduction		89,626
ASSESSED VALUE		54,910
TOTAL EXEMPTION VALUE	VX HX HB VP	36,910
BASE TAXABLE VALUE		18,000
TOTAL JUST VALUE		144,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19159	ADDITION	5,400	12/01/2006
MH054565	MH MOVE-ON	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/0082	4/20/2005	WD	U	I		118,000
GRANTOR: T S FUNDING INC						
GRANTEE: SILSBEE MILTON R						
1303/0848	3/21/2005	WD	U	V	19	24,800
GRANTOR: HIGGINBOTHAM NORWOOD						
GRANTEE: T S FUNDING INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 UOP=[YR=2007] N12 W16 S12 E16$ W54 S27 E64 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
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	2004	2004	3	24	579	
4	0351	CARPORT MT	0	100	12	8	96.00	SF	10.00	10.00	100	2004	2004	3	24	230	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	86	1,720	

LAND DESCRIPTION

TOTAL OB/XF 2,529

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		0.00	0.00	1.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,300							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS