PT OF SEC 27-3N-24E
IN OR 2642/575
(EX R/W OR 403/9)

THOMPSON DIANNA
36100 PRATT SIDING ROAD
CALLAHAN, FL 32011

**2023**

**27-3N-24-0000-0001-0100**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 |

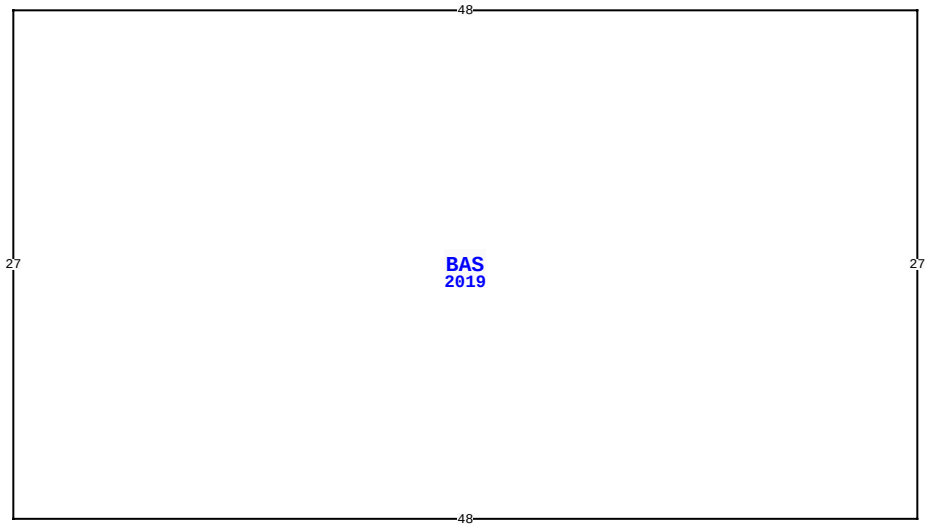
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,296 | 100 | 1,296 | 103,134 |
| TOTALS | 1,296 | | 1,296 | 103,134 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,296 | 117.2000 | 82.04 | 106,324 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

1 M/H 94+ – 0% - 0 Heated Area: 1296 HX Base Yr




36100 PRATT SIDING RD, CALLAHAN

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 103,134 |
| TOTAL MARKET OB/XF VALUE | 6,930 |
| TOTAL LAND VALUE - MARKET | 39,300 |
| TOTAL MARKET VALUE | 149,364 |
| SOH/AGL Deduction | 19,323 |
| ASSESSED VALUE | 130,041 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 130,041 |
| TOTAL JUST VALUE | 149,364 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 122,185 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19004359 | CO ISSUED | 0 | 04/30/2019 |
| 19002985 | MH MOVE-ON | 8,567 | 03/26/2019 |
| B19178 | ADDITION | 0 | 12/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2642/575 | 5/23/2023 | QC | U | I | 11 | 100 |
| GRANTOR: SILSBEE MILTON R & BE | | | | | | |
| GRANTEE: THOMPSON DIANNA | | | | | | |
| 2423/0980 | 1/06/2021 | QC | U | V | 11 | 100 |
| GRANTOR: LEE F RUSSELL & JOYCE | | | | | | |
| GRANTEE: SILSBEE MILTON RAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W48 S27 E 48 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 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 8 | 96.00 | SF | 20.10 | 20.10 | 100 | 2005 | 2005 | 3 | 27 | 521 | |
| 2 | 0351 | CARPORT MT | 0 | 0 | 7 | 15 | 105.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 284 | |
| 3 | 0200 | BARN WD 0- | 0 | 0 | 32 | 29 | 928.00 | SF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 44 | 6,125 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,930

| 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 | 0 | | OR | 0.00 | 0.00 | 1.31 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 39,300 | | | | | | | |

REVIEW DATE 06/11/2021 BY TWA Total Acres: 1.31 Total Land Value: 39,300 Market: 0 Agricultural: 0 Common: 39,300 PRINTED 08/02/2023 BY SYS