PT OF LOT 10
IN OR 409 PG 354
PT OF SECS 46-2N-25 & 37-1N-25

PATTERSON CHARLES J & SUSAN A
PO BOX 1039
CALLAHAN, FL 32011-1039

2023

37-1N-25-299R-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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	06	DIST 1D 100
Quality	03	Quality Level 03

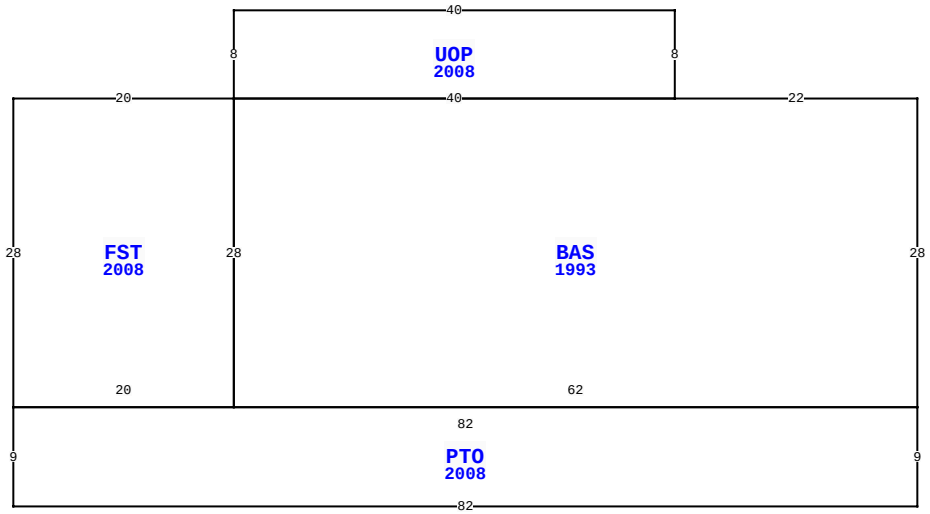
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	39,268
FST	560	65	364	8,234
PTO	738	5	37	837
UOP	320	25	80	1,810
TOTALS	3,354		2,217	50,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,217	116.0000	75.40	167,162	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1736 HX Base Yr



54162 TWIN POND LN, CALLAHAN

BLD DATE	08/26/2008 JW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,149
TOTAL MARKET OB/XF VALUE		8,941
TOTAL LAND VALUE - MARKET		88,200
TOTAL MARKET VALUE		147,290
SOH/AGL Deduction		83,739
ASSESSED VALUE		63,551
TOTAL EXEMPTION VALUE	HX HB	38,551
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		147,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0409/0354	1/01/1984	WD	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=2008] N8 W40 S8 E40$ W40
FST=[YR=2008] W20 S28 PTO=[YR=2008] S9 E82 N9 W82$ E20 N28 $
S28 E62 N28$.

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	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	2002	2002	3	32	461	
2	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2002	2002	3	21	786	
3	0350	CARPORT WD	0	100	23	20	460.00	SF	13.00	13.00	100	2002	2002	3	21	1,256	
4	0940	SHEDS/PORT	0	100	24	8	192.00	SF	30.00	30.00	100	2002	2002	3	21	1,210	
5	0810	CONCRETE A	0	100	21	21	441.00	SF	6.50	6.50	100	2002	2002	3	83	2,379	
6	1243	WD DECK F	0	100	0	0	151.00	SF	8.00	8.00	100	2002	2002	3	21	254	
7	0810	CONCRETE A	0	100	0	0	481.00	SF	6.50	6.50	100	2002	2002	3	83	2,595	

LAND DESCRIPTION

TOTAL OB/XF 8,941

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	000102	C	SFR/MH	100		OR	0.00	0.00	2.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,200							

REVIEW DATE 11/19/2019 BY KBA Total Acres: 2.52 Total Land Value: 88,200 Market: 0 Agricultural: 0 Common: 88,200 PRINTED 08/02/2023 BY SYS