LOTS 5 6 7 & 8 (EX E1/2)
IN OR 1648/454
EX S-2 & S-3 OF LOT 8

HENDERSON CECIL R & BETTIE H
36363 PRATT SIDING ROAD
CALLAHAN, FL 32011

2024

22-3N-24-2320-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

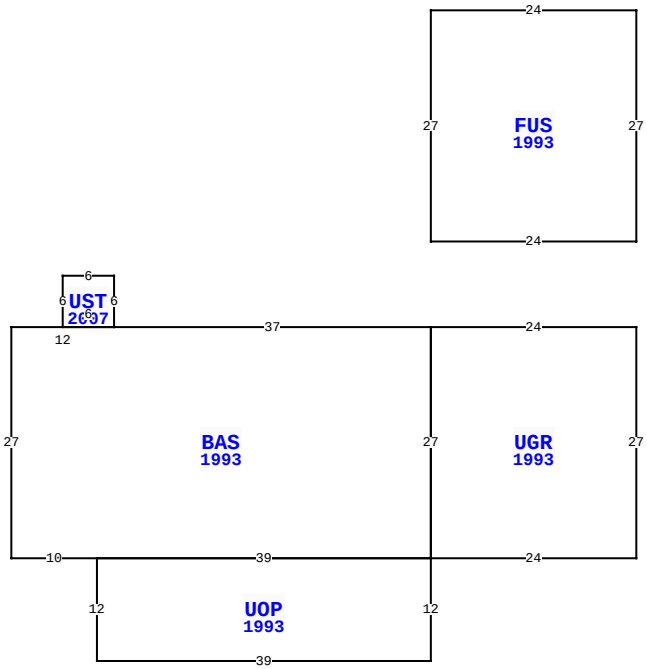
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
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	1,323	100	1,323	103,808
FUS	648	100	648	50,844
UGR	648	45	292	22,911
UOP	468	20	94	7,375
UST	36	45	16	1,256
TOTALS	3,123		2,373	186,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,373	123.2700	117.11	277,902	1965	1970	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 0 Heated Area: 1971 HX Base Yr



36363 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		231,366
TOTAL MARKET OB/XF VALUE		8,187
TOTAL LAND VALUE - MARKET		309,000
TOTAL MARKET VALUE		334,280
SOH/AGL Deduction		124,474
ASSESSED VALUE		209,806
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		109,806
TOTAL JUST VALUE		548,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4988	CO ISSUED	0	08/01/2007
MH074988	MH MOVE-ON	0	08/01/2007
P12603	OTHER	0	08/01/2007
MH97	MH MOVE-ON	0	06/01/1997
7452	MH MOVE-ON	12,000	08/30/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/0454	9/16/2009	QC	U	I	11	100
GRANTOR: HENDERSON CECIL R & B						
GRANTEE: HENDERSON CECIL R &						
0787/1054	3/17/1997	QC	U	I	06	100
GRANTOR: HENDERSON CECIL R						
GRANTEE: HENDERSON CECIL & B						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W37 UST=[YR=2007] N6 W6 S6 E6$ W12 S27 E10 UOP=[YR=1993] S12 E39 N12 W39$ E39 N27$ S27 E24 N27$ PTR=N10 FUS=[YR=1993] N27 W24 S27 E24$ S10$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1979	1979	3	44	880	
2	0200	BARN WD 0-	0	100	37	41	1,517.00	SF	10.00	10.00	100	1960	1960	3	20	3,034	
3	0810	CONCRETE A	0	100	0	0	324.00	SF	6.50	6.50	100	1965	1965	3	20	421	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2000	2000	3	20	426	
5	0300	BOAT DCK W	0	100	0	0	158.00	SF	40.00	40.00	100	2000	2000	3	28	1,770	
6	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2004	2004	3	22	283	
7	0681	POLE SHED	0	0	22	8	176.00	SF	15.00	15.00	100	2008	2008	3	52	1,373	

LAND DESCRIPTION

TOTAL OB/XF 8,187

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	5.35	AC		1.00	1.00	1.00	555.00	555.00	2,969							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	9.25	AC		1.00	1.00	1.00	190.00	190.00	1,758							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	14.60	AC		1.00	1.00	1.00	15,000.00	15,000.00	219,000							

REVIEW DATE 06/01/2020 BY TWA Total Acres: 17.60 Total Land Value: 94,727 Market: 219,000 Agricultural: 4,727 Common: 90,000 PRINTED 08/06/2024 BY SYS

LOTS 5 6 7 & 8 (EX E1/2)
IN OR 1648/454
EX S-2 & S-3 OF LOT 8

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36363 PRATT SIDING ROAD
CALLAHAN, FL 32011

2024

22-3N-24-2320-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

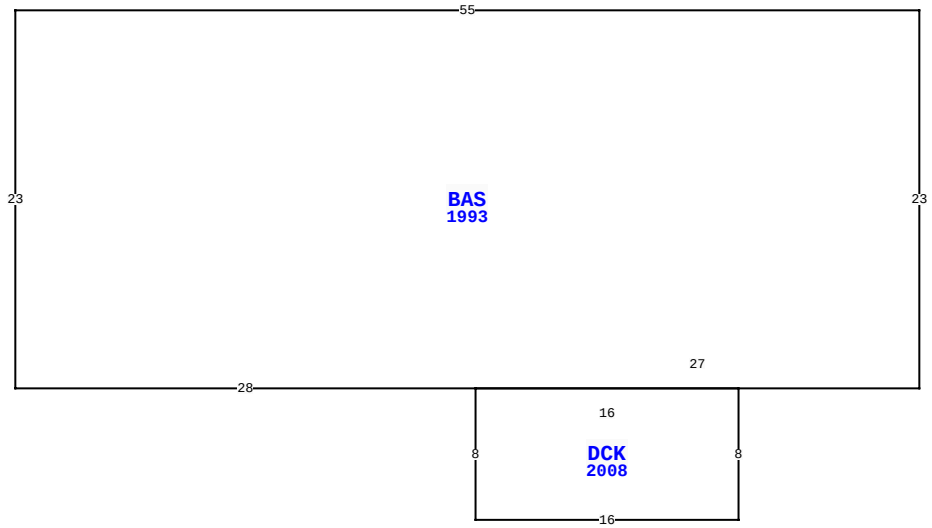
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,265	100	1,265	24,227
DCK	128	15	19	364
TOTALS	1,393		1,284	24,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,284	91.2000	63.84	81,971	1981	1981	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1265 HX Base Yr



36363 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		231,366
TOTAL MARKET OB/XF VALUE		8,187
TOTAL LAND VALUE - MARKET		309,000
TOTAL MARKET VALUE		334,280
SOH/AGL Deduction		124,474
ASSESSED VALUE		209,806
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		109,806
TOTAL JUST VALUE		548,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/0454	9/16/2009	QC	U	I	11	100
GRANTOR: HENDERSON CECIL R & B						
GRANTEE: HENDERSON CECIL R &						
0787/1054	3/17/1997	QC	U	I	06	100
GRANTOR: HENDERSON CECIL R						
GRANTEE: HENDERSON CECIL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S23 E28 DCK=[YR=2008] S8 E16 N8 W16$ E27 N23$.

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 06/01/2020 BY TWA Total Acres: 17.60 Total Land Value: 94,727 Market: 219,000 Agricultural: 4,727 Common: 90,000 PRINTED 08/06/2024 BY SYS

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CALLAHAN, FL 32011

2024

22-3N-24-2320-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

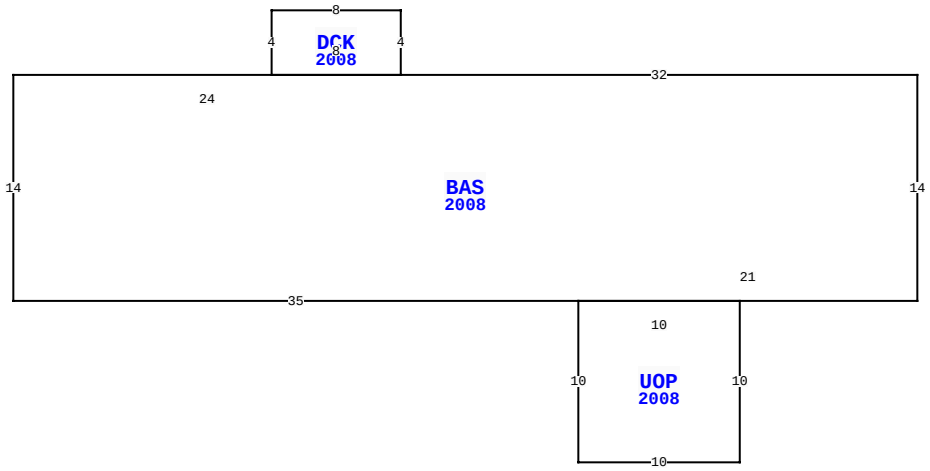
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	784	100	784	19,823
DCK	32	15	5	126
UOP	100	25	25	632
TOTALS	916		814	20,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	814	120.4000	84.28	68,604	1986	1991	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



36363 PRATT SIDING RD, CALLAHAN

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PREVIOUS YEAR MKT VALUE		537,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: HENDERSON CECIL R &						
0787/1054	3/17/1997	QC	U	I	06	100
GRANTOR: HENDERSON CECIL R						
GRANTEE: HENDERSON CECIL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W32 DCK=[YR=2008] N4 W8 S4 E8$ W24 S14 E35
UOP=[YR=2008] S10 E10 N10 W10$ E21 N14$.

EXTRA FEATURES

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

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

REVIEW DATE 06/01/2020 BY TWA Total Acres: 17.60 Total Land Value: 94,727 Market: 219,000 Agricultural: 4,727 Common: 90,000 PRINTED 08/06/2024 BY SYS