

PT OF E1/2 OF LOT 17
IN OR 2572/163
MAP OF TWNS 3 4 5N RGS 23 & 24

NOBLE DUSTIN MICHAEL/ALTHAUSER SKYLYN
36712 PRATT SIDING ROAD
CALLAHAN, FL 32011

2024

26-3N-24-2300-0017-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
Occupancy	00

Quality	02
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,013	100	2,013	208,636
PTO	825	5	41	4,250
UOP	320	20	64	6,633
UOP	488	20	98	10,157
UOP	560	20	112	11,608
TOTALS	4,206		2,328	241,284

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	8	10	80.00	SF	21.30	21.30	
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	25.20	25.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.24	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,328	98.4200	123.02	286,391	2002	2002	0	0	0	15.75
2 SNGL FAM - 0% - 2023											
Heated Area: 2013											
HX Base Yr											
36712 PRATT SIDING RD, CALLAHAN											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	241,284		
TOTAL MARKET OB/XF VALUE	6,215		
TOTAL LAND VALUE - MARKET	37,200		
TOTAL MARKET VALUE	284,699		
SOH/AGL Deduction	0		
ASSESSED VALUE	284,699		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	284,699		
TOTAL JUST VALUE	284,699		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	275,309		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12383	XFOB	2,400	02/02/2004
B029450	NEW CONSTR	140,160	02/01/2002
MH013572	MH MOVE-ON	0	07/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2572/0163	6/10/2022	WD	Q	I	01	366,000	
GRANTOR: JARAMILLO SUNRISE CHA							
GRANTEE: NOBLE DUSTIN MICHAEL							
2207/1186	6/12/2018	WD	Q	I	02	170,000	
GRANTOR: PEARSON MELISSA ANN							
GRANTEE: JARAMILLO SUNRISE C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2006] W29 UOP=[YR=2005] W40 S8 PTO=[YR=2004] W25 S33 E25 UOP=[YR=2005] S8 E61 N8 W61 \$ N33 \$ E40 N8 \$ S8BAS=[YR=2002] W40 S33 E61 N33 W21 \$ E21 S41 E8 N49 \$.											