W1/2 OF LOT 18
IN OR 774 PG 716
R673568 & R673569

SEYMOUR HELEN
36001 LEAFY LANE
CALLAHAN, FL 32011

2024

26-3N-24-2300-0018-0010

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

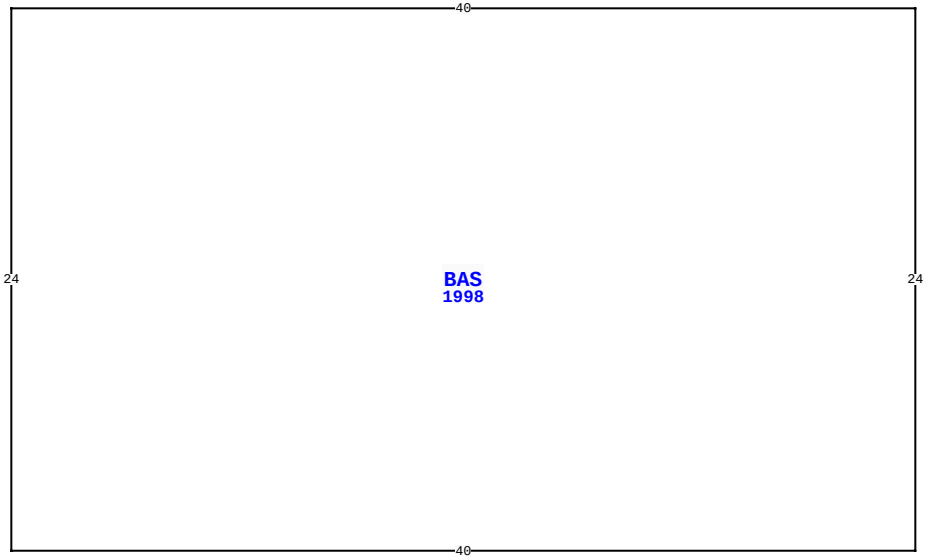
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	44,029
TOTALS	960		960	44,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	117.6000	88.20	84,672	1998	2003	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2016 Heated Area: 960 HX Base Yr 2016



36001 LEAFY LN, 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		44,029
TOTAL MARKET OB/XF VALUE		4,471
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		86,000
SOH/AGL Deduction		44,381
ASSESSED VALUE		41,619
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,619
TOTAL JUST VALUE		86,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996086	XFOB	1,672	01/05/1999
MH982088	MH MOVE-ON	0	03/01/1998
8940	MH MOVE-ON	23,000	06/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0774/0716	10/18/1996	WD	Q	I		12,500
GRANTOR: SMITH LAFAY						
GRANTEE: SEYMOUR HELEN						
0619/0277	2/13/1991	WD	U	I	11	20,000
GRANTOR: CONNOR BEN & MARY						
GRANTEE: SMITH LAFAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W40 S24 E40 N24$.

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	0752	USP	0	100	6	4	24.00	SF	15.00	15.00	100	1999	1999	3	27	97	
2	0752	USP	0	100	12	10	120.00	SF	15.00	15.00	100	1999	1999	3	27	486	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2010	2010	3	45	3,888	

LAND DESCRIPTION

TOTAL OB/XF 4,471

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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/06/2024 BY SYS