PT OF W1/2 LOT 19 IN 2418/529
MAP OF TWNSHP 3,4 & 5N-RNG 23
& 24E S/D OF SEC 26-3N-24E UNR

GODWIN JOHNNY D
36085 LEAFY LN
CALLAHAN, FL 32011

2024

26-3N-24-2300-0019-0030

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	DIST 01 100
Quality	03	Quality Level 03

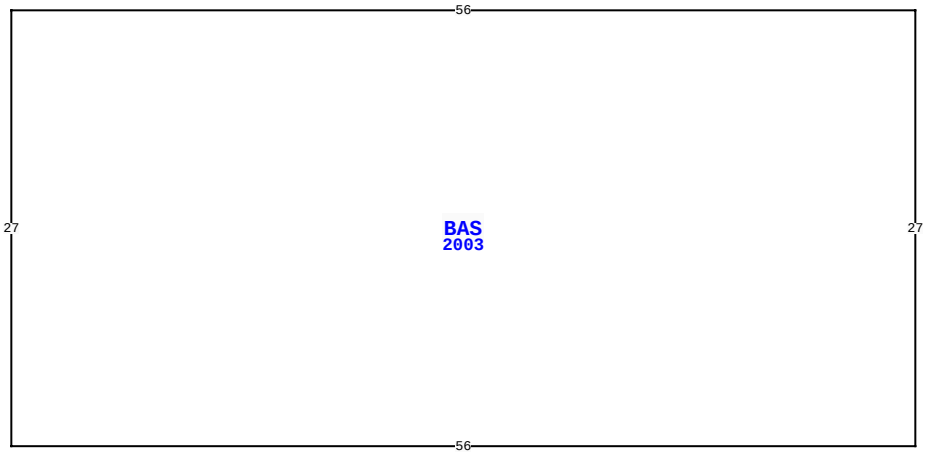
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	66,226
TOTALS	1,512		1,512	66,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.8000	87.60	132,451	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



36088 LEAFY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	66,226
TOTAL MARKET OB/XF VALUE	10,648
TOTAL LAND VALUE - MARKET	93,750
TOTAL MARKET VALUE	170,624
SOH/AGL Deduction	32,531
ASSESSED VALUE	138,093
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,093
TOTAL JUST VALUE	170,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310660	DEMOLITION	0	04/09/2003
MH03	MH MOVE-ON	0	01/03/2003
P036468	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2418/0529	12/15/2020	WD	U	I	37	70,000
GRANTOR: ROBERSON VELMA M						
GRANTEE: GODWIN JOHNNY D						
2411/1123	11/23/2020	FJ	U	I	11	100
GRANTOR: ROBERSON JOSEPH F EST						
GRANTEE: ROBERSON VELMA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S27 E56 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	10	20	200.00	SF	20.10	20.10	100	1979	1979	3	20	804	
2	0940	SHEDS/PORT	0	0	12	14	168.00	SF	20.10	20.10	100	1979	1979	3	20	675	
3	0510	GARAGE WD-	0	0	22	40	880.00	SF	24.85	24.85	100	1985	1985	3	20	4,374	
4	0811	CONCRETE B	0	0	18	42	756.00	SF	2.91	2.91	100	2002	2002	3	82	1,805	
5	0751	UOP	0	0	8	20	160.00	SF	10.00	10.00	100	2003	2003	3	32	512	
6	0751	UOP	0	0	10	16	160.00	SF	10.00	10.00	100	2003	2003	3	32	512	
7	0754	FOP	0	0	12	12	144.00	SF	15.00	15.00	100	2003	2003	3	21	454	
8	0351	CARPORT MT	0	0	40	18	720.00	SF	10.00	10.00	100	2003	2003	3	21	1,512	

LAND DESCRIPTION

TOTAL OB/XF 10,648

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	0	0005	OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	25,000.00	25,000.00	93,750							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 3.75 Total Land Value: 93,750 Market: 0 Agricultural: 0 Common: 93,750 PRINTED 08/06/2024 BY SYS