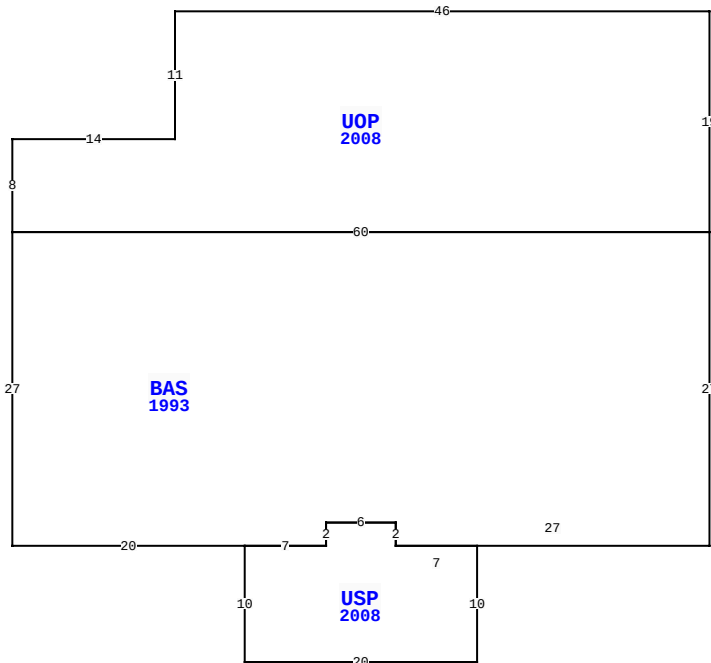


HILDEBRAND VERNON R & KATHERINE
36480 PATSY LANE
CALLAHAN, FL 32011

26-3N-24-2300-0020-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		30	VINYL 100		0820	02	1,960	118.8000	83.16	162,994	1988	1998	0	0	0	58.00	42.00	VALUATION BY																			
Roof Structure		03	GABLE/HIP 100		1 M/H 93- - 100% - 0													STANDARD																			
Roof Cover		03	COMP SHNGL 70															Tax Group: 4										Tax Dist:									
Roof Cover		12	MODULAR MT 30															BUILDING MARKET VALUE										68,457									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										16,000									
Interior Floor		13	LVT/LAMNT 50															TOTAL LAND VALUE - MARKET										179,340									
Interior Floor		14	CARPET 50															TOTAL MARKET VALUE										116,832									
Air Condition		03	CENTRAL 100		ASSESSED VALUE										77,123																						
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE										HX HB DX																						
Bedrooms			3 100		BASE TAXABLE VALUE										9,709																						
Bathrooms			2 100		TOTAL JUST VALUE										263,797																						
Frame		02	WOOD FRAME 100		NCON VALUE										0																						
Stories		1.	1. 100		INCOME VALUE																																
Units			0 100		PREVIOUS YEAR MKT VALUE										261,965																						
BUD8 Adjustme		04	DIST 01 100																																		
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		1,608	100	1,608	56,163																																
UOP		986	25	246	8,592																																
USP		212	50	106	3,702																																
TOTALS		2,806		1,960	68,457																																
EXTRA FEATURES		36480 PATSY LN, CALLAHAN																																			
BLD DATE																																					
XF DATE																																					
INC DATE																																					
LGL DATE																																					
LAND DATE																																					
AG DATE																																					
06/15/2023		MLU																																			
BUILDING NOTES																																					
BUILDING DIMENSIONS																																					
UOP=[YR=2008] W46 S11 W14 S8 BAS=[YR=1993] S27 E20																																					
USP=[YR=2008] S10 E20 N10 W7 N2 W6 S2 W7\$ E7 N2 E6 S2 E27 N27 W60\$ E60 N19\$.																																					
LAND DESCRIPTION		TOTAL OB/XF 16,000																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	006000	A	PAST1/HAY	0		OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	370.00	370.00	448																				
3	005300	A	CROPLAND 3	0		OR	0.00	0.00	4.15	AC		1.00	1.00	1.00	350.00	350.00	1,452																				
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	190.00	190.00	475																				
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	7.86	AC		1.00	1.00	1.00	19,000.00	19,000.00	149,340																				
REVIEW DATE		06/02/2020	BY	TWA	Total Acres: 8.86		Total Land Value: 32,375		Market: 149,340		Agricultural: 2,375		Common: 30,000		PRINTED 08/06/2024 BY SYS																						