

PT OF W1/2 OF LOT 20
IN OR 1537/362
MAP OF TWNS

THOMAS ALLEN J
36501 PATSY LANE
CALLAHAN, FL 32011

2024

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



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 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	85,718
FOP	64	30	19	1,818
TOTALS	960		915	87,536

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
1	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	1990	1990	3
2	0350	CARPORT WD	0 100	24	20	480.00	SF	13.00	13.00	100	1990	1990	3

LAND DESCRIPTION													
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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.50	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	915	119.8800	113.89	104,209	1988	1988	0	0	0	16.00	84.00	
1 SINGLE FAM - 100% - 2008 Heated Area: 896 HX Base Yr 2008													
BAS 1993 FOP 1993													
36501 PATSY LN, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU													

TOTAL OB/XF													
2,496													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		87,536	
TOTAL MARKET OB/XF VALUE		2,496	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		165,032	
SOH/AGL Deduction		121,477	
ASSESSED VALUE		43,555	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		18,555	
TOTAL JUST VALUE		165,032	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2514	H/AC	1,600	06/06/1988
4947	NEW CONSTR	1,400	04/07/1988
2990	NEW CONSTR	1,800	04/06/1988
4729	NEW CONSTR	96,600	03/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1537/0362	11/26/2007	QC	U	I	01	2,000	
GRANTOR: THOMAS JAMES H							
GRANTEE: THOMAS ALLEN J							
0226/0284	1/01/1976	WD	Q	V		7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W40 S20 FOP=[YR=1993] S4 E16 N4 W16\$E16 S4 E24 N24\$.													