

N264 FT OF E1/2 OF LOT 22
IN OR 2185/467
(EX OR 2178/1842)

REED JOSEPH WOODROW
36396 PATSY LANE
CALLAHAN, FL 32011

2024

26-3N-24-2300-0022-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floop	08	SHT VINYL 100
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	1,216	100	1,216	47,424
UOP	98	25	24	936

TOTALS	1,314		1,240	48,360
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0100	BAR-B-Q	0	0	0	0	2.00	UT	200.00	200.00	
2	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	13.20	13.20	
4	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

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	3.07	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,240	104.0000	78.00	96,720	2002	2002	0	0	0	50.00	50.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1216 HX Base Yr													
16 76 34 42 14 14 16 7 7 14													
BAS 2003													
UOP 2003													

36396 PATSY LN, CALLAHAN	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0100	BAR-B-Q	0	0	0	0	2.00	UT	200.00	200.00	100	1980	1980	3	20	80	
2	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	100	1990	1990	3	20	936	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	13.20	13.20	100	1990	1990	3	20	422	
4	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

TOTAL OB/XF													
5,121													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		157,404	
TOTAL MARKET OB/XF VALUE		5,121	
TOTAL LAND VALUE - MARKET		76,750	
TOTAL MARKET VALUE		239,275	
SOH/AGL Deduction		36,663	
ASSESSED VALUE		202,612	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		202,612	
TOTAL JUST VALUE		239,275	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23900	NEW CONSTR	0	10/01/2011
B23974	GARAGE	46,392	10/01/2010
MH023770	MH MOVE-ON	0	03/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2185/0467	3/31/2007	QC U	I	I	11	100	
GRANTOR: REED VINTER HAMPTON							
GRANTEE: REED JOSEPH WOODROW							
1131/0588	4/22/2003	QC U	I	I	06	100	
GRANTOR: WILSON LOUIE F & MILD							
GRANTEE: REED VINTER H & BRI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W76 S16 E42 UOP=[YR=2003] S7 E14 N7 W14\$ E34 N16\$.											

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