

S116 FT OF W375 FT OF N264 FT
OF E1/2 OF LOT 22
IN OR 2203/1012

COTHREN HENRY BOBBY
4300 CR 208
ST AUGUSTINE, FL 32092

2024

26-3N-24-2300-0022-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 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

Quality	05	Quality Level 05
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	90,792
FST	96	65	62	4,629
UCP	240	20	48	3,584
USP	276	50	138	10,303
TOTALS	1,828		1,464	109,308

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0510	GARAGE WD -	0	0	30	13			
2	0510	GARAGE WD -	0	0	30	20			
3	0940	SHEDS/PORT	0	0	10	8			
4	0810	CONCRETE A	0	0	10	8			
5	0753	UEP	0	0	10	8			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	0	000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	146.4000	109.80	160,747	2001	2011	0	0	0	32.00	68.00

1 M/H 94+ - 0% - 0

Heated Area: 1216

HX Base Yr

8

23

20

12

12

12

12

8

23

20

16

51

25

16

76

FST

2006

USP

2016

UCP

2006

BAS

2006

BLD DATE

LGL DATE

06/12/2023

MLA

36328 PATSY LN, CALLAHAN										BLD DATE		LGL DATE		06/13/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				109,308	
TOTAL MARKET OB/XF VALUE				12,336	
TOTAL LAND VALUE - MARKET				30,000	
TOTAL MARKET VALUE				151,644	
SOH/AGL Deduction				23,992	
ASSESSED VALUE				127,652	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				127,652	
TOTAL JUST VALUE				151,644	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				148,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2203/1012	6/13/2018	WD	Q	I	01	105,000	
GRANTOR: LAPINE ANASTASHIA ET							
GRANTEE: COTHREN HENRY BOBBY							
2195/0996	5/03/2018	FJ	U	I	11	100	
GRANTOR: BOYLES GLEN EDWARD ES							
GRANTEE: LAPINE ANASTASHIA &							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2006] W25 UCP=[YR=2006] N12 W20 USP=[YR=2016] W23 FST=[YR=2006] W8 S12 E8 N12 \$ S12 E23 N12 \$ S12 E20 \$ W51 S16 E76 N16\$.															