

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0100 01 1,901 125.0970 118.84 225,915 1996 2001 0 0 16.50 83.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 0 Heated Area: 1885 HX Base Yr										BUILDING MARKET VALUE 232,690									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 44,175									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 150,000									
Interior Floo 14 CARPET 60																				TOTAL MARKET VALUE 367,605									
Interior Floo 12 HARDWOOD 40																				SOH/AGL Deduction 146,496									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 221,109									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 171,109									
Bathrooms 2 100																				TOTAL JUST VALUE 426,865									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 422,894									
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
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 1,885 100 1,885 187,051																													
PTO 112 5 6 595																													
PTO 200 5 10 992																													
TOTALS 2,197 1,901 188,639																													
EXTRA FEATURES										36363 PATSY LN, CALLAHAN																			
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 0753 UEP 0 100 20 11 220.00 SF 22.00 22.00 100 1988 1988 3 20 968																													
2 0940 SHEDS/PORT 0 0 16 12 192.00 SF 20.10 20.10 100 1980 1980 3 20 772																													
3 0681 POLE SHED 0 0 16 9 144.00 SF 15.00 15.00 100 1980 1980 3 20 432																													
4 0511 GARAGE CB- 0 100 30 30 900.00 SF 40.00 40.00 100 1996 1996 3 72 25,920																													
5 0810 CONCRETE A 0 100 0 0 460.00 SF 6.50 6.50 100 1996 1996 3 72 2,153																													
6 0681 POLE SHED 0 100 40 28 1,120.00 SF 15.00 15.00 100 1996 1996 3 24 4,032																													
7 0756 FEP 0 0 6 6 36.00 SF 27.00 27.00 100 1990 1990 3 20 194																													
8 0350 CARPORT WD 0 0 34 20 680.00 SF 8.58 8.58 100 1997 1997 3 20 1,167																													
9 0940 SHEDS/PORT 0 0 12 12 144.00 SF 20.10 20.10 100 1990 1990 3 20 579																													
10 0940 SHEDS/PORT 0 0 12 11 132.00 SF 20.10 20.10 100 2004 2004 3 22 584																													
LAND DESCRIPTION										TOTAL OB/XF 36,801																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH 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 3.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 90,000																													
2 006000 A PAST1/HAY 0 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 370.00 370.00 740																													
3 009910 M MKT. VAL. AG 0 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 60,000																													
REVIEW DATE 10/10/2022 BY WWA Total Acres: 5.00 Total Land Value: 90,740 Market: 60,000 Agricultural: 740 Common: 90,000 PRINTED 08/06/2024 BY SYS																													



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	04	PLYWOOD 100		
Interior Floor	12	HARDWOOD 90		
Interior Floor	14	CARPET 10		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
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	1,226	100	1,226	30,998
TOTALS	1,226		1,226	30,998

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,226	120.4000	84.28	103,327	1985	1995	0	0	70.00	30.00
2 M/H 93- - 100% - 0											
Heated Area: 1226											
HX Base Yr											
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HORTON RUSSELL W & JUDY R L/E/
36363 PATSY LANE
CALLAHAN, FL 32011

2024

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