PT OF NW1/4 OF NE1/4
E OF ACL R/W
IN OR 1535/1513

MILLER DWAINE K
36144 PRATT SIDING ROAD
CALLAHAN, FL 32011

**2024**

**27-3N-24-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

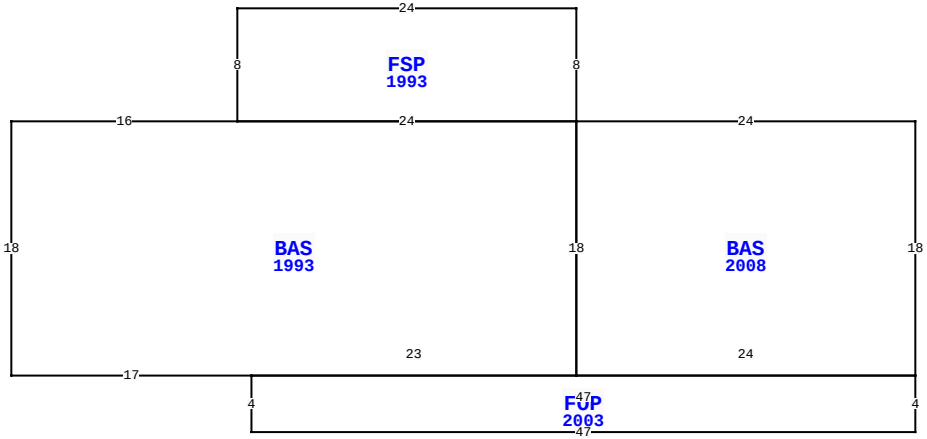
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 56,867 |
| BAS | 432 | 100 | 432 | 34,120 |
| FOP | 188 | 30 | 56 | 4,423 |
| FSP | 192 | 40 | 77 | 6,081 |
| TOTALS | 1,532 | | 1,285 | 101,491 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,285 | 102.9600 | 97.81 | 125,686 | 1970 | 1975 | 0 | 0 | 0 | 19.25 | 80.75 |

1 SINGLE FAM – 100% - 2008 Heated Area: 1152 HX Base Yr 2008




36144 PRATT SIDING RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 101,491 |
| TOTAL MARKET OB/XF VALUE | | 31,264 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 192,755 |
| SOH/AGL Deduction | | 93,735 |
| ASSESSED VALUE | | 99,020 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 49,020 |
| TOTAL JUST VALUE | | 192,755 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 189,523 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18007636 | GARAGE | 29,636 | 07/27/2018 |
| MH5402 | MOBILE HOME | 0 | 06/13/2012 |
| E24876 | NEW CONSTR | 0 | 03/01/2012 |
| M16991 | H/AC | 0 | 03/01/2012 |
| P15808 | NEW CONSTR | 0 | 03/01/2012 |
| E14600 | ELEC OTHER | 0 | 03/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1535/1513 | 11/14/2007 | WD | U | I | 07 | 100 |
| GRANTOR: HIGGINBOTHAM JUDY M | | | | | | |
| GRANTEE: MILLER DWAINE K | | | | | | |
| 1475/1358 | 1/31/2007 | WD | U | I | 19 | 20,000 |
| GRANTOR: HIGGINBOTHAM JUDY M | | | | | | |
| GRANTEE: MILLER DWAINE K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W24 FSP=[YR=1993] N8 W24 S8 BAS=[YR=1993] W16 S18 E17 FOP=[YR=2003] S4 E47 N4 W47$ E23N18 W24$ E24$ S18 E24 N18$.

## EXTRA FEATURES

| LN | 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 | 0811 | CONCRETE B | 0 | 100 | 40 | 20 | 800.00 | SF | 5.20 | 5.20 | 100 | 1970 | 1970 | 3 | 21 | 874 | |
| 2 | 0300 | BOAT DCK W | 0 | 100 | 30 | 12 | 360.00 | SF | 40.00 | 40.00 | 100 | 2007 | 2007 | 3 | 48 | 6,912 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 47 | 4 | 188.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 48 | 902 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 30 | 20 | 600.00 | SF | 35.00 | 35.00 | 100 | 2018 | 2018 | 3 | 87 | 18,270 | |
| 5 | 0351 | CARPORT MT | 0 | 100 | 40 | 20 | 800.00 | SF | 6.90 | 6.90 | 100 | 2017 | 2017 | 3 | 78 | 4,306 | |

## LAND DESCRIPTION

TOTAL OB/XF 31,264

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | 0005 | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 60,000 | | | | | | | |

REVIEW DATE 06/11/2021 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS