

PT OF NW1/4 OF NE1/4  
IN OR 2389/881

MARTINEZ MIRIAM ESTER/TRIMINO-MARTINEZ MAILET  
36270 PRATT SIDING RD  
CALLAHAN, FL 32011

2024

27-3N-24-0000-0001-0040



| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                                                       |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY             |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|------------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMNT CD CONSTRUCTION                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND                               |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |
| Exterior Wall 30 VINYL 100                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | 0800 02 1,404 128.4800 96.36 135,289 2019 2019 0 0 0 5.00 95.00                                                          |  |  |  |  |  |  |  |  |  | STANDARD                           |  |  |  |  |  |  |  |  |  |
| Roof Structur 03 GABLE/HIP 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 M/H 94+ - 100% - 2021                                                                                                  |  |  |  |  |  |  |  |  |  | Heated Area: 1404 HX Base Yr 2021  |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | <div><div>27</div><div>52</div><div>27</div><div>52</div><div>BAS 2020</div></div>                                       |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 128,525      |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 0         |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 70                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 201,000  |  |  |  |  |  |  |  |  |  |
| Interior Floo 08 SHT VINYL 30                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 165,680         |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 45,834           |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 119,846             |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 69,846          |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 329,525           |  |  |  |  |  |  |  |  |  |
| Stories 0 0 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  | NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |
| Units 0 0 100                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                                                                             |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 323,488                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| Quality 04 Quality Level 04                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 1,404 100 1,404 128,525                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| TOTALS 1,404 1,404 128,525                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 36270 PRATT SIDING RD, 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE LGL DATE<br>XF DATE LAND DATE<br>INC DATE AG DATE                                                               |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 06/15/2023 MLU                                                                                                           |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | BUILDING NOTES                                                                                                           |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | BUILDING DIMENSIONS                                                                                                      |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | BAS=[YR=2020] W52 S27 E52 N27\$.                                                                                         |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 0                                                                                                            |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 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 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 2 005401 A TIMB2-1 SI 0 OR 0.00 0.00 9.00 AC 1.00 1.00 1.00 795.00 795.00 7,155                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| 3 009910 M MKT. VAL. AG 0 OR 0.00 0.00 9.00 AC 1.00 1.00 1.00 19,000.00 19,000.00 171,000                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                          |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/29/2021 BY TWX                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  | Total Acres: 10.00 Total Land Value: 37,155 Market: 171,000 Agricultural: 7,155 Common: 30,000 PRINTED 08/06/2024 BY SYS |  |  |  |  |  |  |  |  |  |                                    |  |  |  |  |  |  |  |  |  |