PT OF SEC 27-3N-24E
IN OR 2642/575
(EX R/W OR 403/9)

THOMPSON DIANNA
36100 PRATT SIDING ROAD
CALLAHAN, FL 32011

2024

27-3N-24-0000-0001-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

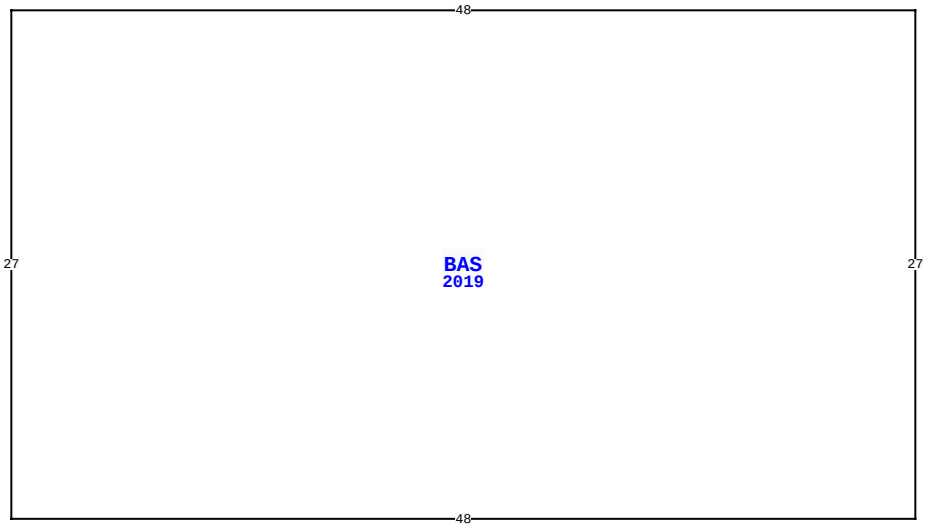
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	108,222
TOTALS	1,296		1,296	108,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.2000	87.90	113,918	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2024 Heated Area: 1296 HX Base Yr 2024



36100 PRATT SIDING RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		108,222
TOTAL MARKET OB/XF VALUE		6,283
TOTAL LAND VALUE - MARKET		39,300
TOTAL MARKET VALUE		153,805
SOH/AGL Deduction		0
ASSESSED VALUE		153,805
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,805
TOTAL JUST VALUE		153,805
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004359	CO ISSUED	0	04/30/2019
19002985	MH MOVE-ON	8,567	03/26/2019
B19178	ADDITION	0	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2642/575	5/23/2023	QC	U	I	11	100
GRANTOR: SILSBEE MILTON R & BE						
GRANTEE: THOMPSON DIANNA						
2423/0980	1/06/2021	QC	U	V	11	100
GRANTOR: LEE F RUSSELL & JOYCE						
GRANTEE: SILSBEE MILTON RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W48 S27 E 48 N27$.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2005	2005	3	24	463	
2	0351	CARPORT MT	0	100	7	15	105.00	SF	10.00	10.00	100	2005	2005	3	24	252	
3	0200	BARN WD 0-	0	100	32	29	928.00	SF	15.00	15.00	100	2005	2005	3	40	5,568	

LAND DESCRIPTION

TOTAL OB/XF 6,283

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.31	AC		1.00	1.00	1.00	30,000.00	30,000.00	39,300							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 1.31 Total Land Value: 39,300 Market: 0 Agricultural: 0 Common: 39,300 PRINTED 08/06/2024 BY SYS