W1/2 OF LOTS 61 & 62
IN OR 2634/1362
(EX OR 2538/783)

KUTYLO DANIEL ADAM
36117 VICTORY LN
CALLAHAN, FL 32011

2024

27-3N-24-2020-0061-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

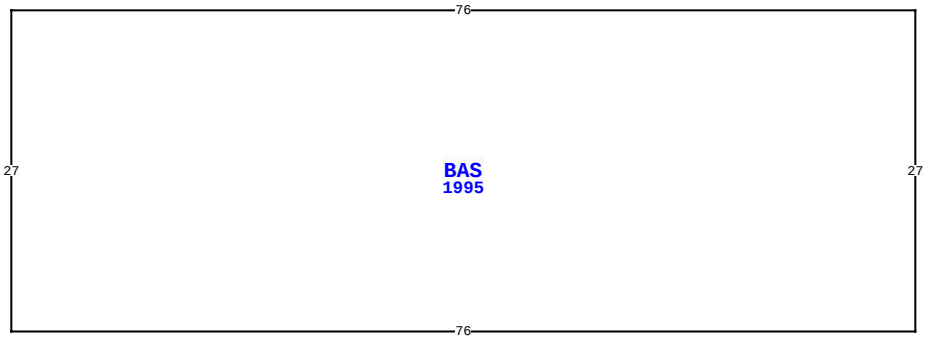
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	58,277
TOTALS	2,052		2,052	58,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	82.3200	61.74	126,690	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2024 Heated Area: 2052 HX Base Yr 2024



36117 VICTORY LN, 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		58,277
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		72,600
TOTAL MARKET VALUE		130,877
SOH/AGL Deduction		0
ASSESSED VALUE		130,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,877
TOTAL JUST VALUE		130,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615305	REPAIR/RRF	8,347	09/30/2016
MHU95918	MH MOVE-ON	0	05/01/1995
MHU95919	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1362	4/27/2023	WD	Q	I	01	160,000
GRANTOR: HENRY ANNETTE A						
GRANTEE: KUTYLO DANIEL ADAM						
0576/1218	8/14/1989	WD	Q	I		62,000
GRANTOR: CARLSON ROBT & NORA						
GRANTEE: HENRY RICHARD & A A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W76 S27 E76 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.42	AC		1.00	1.00	1.00	30,000.00	30,000.00	72,600							

REVIEW DATE 02/15/2022 BY TWA Total Acres: 2.42 Total Land Value: 72,600 Market: 0 Agricultural: 0 Common: 72,600 PRINTED 08/06/2024 BY SYS