PT OF LOTS 63 & 64
IN OR 1909/256
2014 NOBILITY DW/MH

MAY CORTNEY MICHELLE & TROY MATTHEW
36452 PRATT SIDING RD
CALLAHAN, FL 32011

2024

27-3N-24-2020-0063-0010

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	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

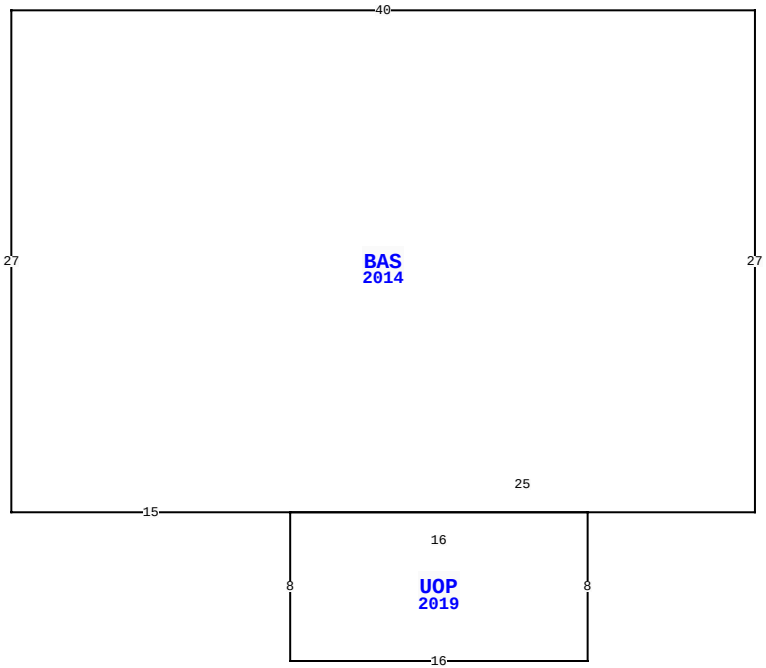
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	70,956
UOP	128	25	32	2,102
TOTALS	1,208		1,112	73,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,112	116.8000	87.60	97,411	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2015 Heated Area: 1080 HX Base Yr 2015



36452 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		73,058
TOTAL MARKET OB/XF VALUE		16,762
TOTAL LAND VALUE - MARKET		85,800
TOTAL MARKET VALUE		175,620
SOH/AGL Deduction		62,959
ASSESSED VALUE		112,661
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		62,661
TOTAL JUST VALUE		175,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015527	GARAGE	52,220	10/17/2022
MH145556	CO ISSUED	0	05/19/2014
MH145556	MH MOVE-ON	0	04/01/2014
MH143095	MH MOVE-ON	0	03/27/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1909/0256	3/18/2014	WD	U	V	11	100
GRANTOR: BAGGARLEY LISA R						
GRANTEE: MAY CORTNEY MICHELL						
1745/0978	6/16/2011	WD	U	I	30	21,000
GRANTOR: STRUCTURAL STEEL SERV						
GRANTEE: BAGGARLEY LISA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W40 S27 E15 UOP=[YR=2019] S8 E16 N8 W16$ E25 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	0351	CARPORT MT	0	100	36	48	1,728.00	SF	10.00	10.00	100	2022	2022	3	97	16,762	

LAND DESCRIPTION

TOTAL OB/XF 16,762

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	2.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	85,800							

REVIEW DATE 01/10/2023 BY WW Total Acres: 2.86 Total Land Value: 85,800 Market: 0 Agricultural: 0 Common: 85,800 PRINTED 08/06/2024 BY SYS