

PT SEC 2-2N-24E
IN OR 1994/1837
(EX OR 1987/1322)

BRANDT STEPHEN &/GARRETT PATRICIA
36160 FAIRVIEW LN
CALLAHAN, FL 32011

2025

02-2N-24-0000-0003-0100



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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2015	2,052	153,053
TOTALS	2,052			2,052	153,053

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00		
2	0681	POLE SHED	0	0	30	18	540.00	SF	15.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	0	0007	OR	0.00	0.00	2.50	AC	

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	117.0000	99.45	204,071	2015	2015	0	0	25.00	75.00
1 M/H 94+ - 0% - 2025											
Heated Area: 2052											
HX Base Yr											
27											
BAS 2015											
76											

36160 FAIRVIEW LN, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
23,427											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										153,053	
TOTAL MARKET OB/XF VALUE										23,427	
TOTAL LAND VALUE - MARKET										87,500	
TOTAL MARKET VALUE										263,980	
SOH/AGL Deduction										0	
ASSESSED VALUE										263,980	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										263,980	
TOTAL JUST VALUE										263,980	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										243,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631998	GARAGE	26,778	04/29/2016
MH155670	CO ISSUED	0	10/28/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2016/0040	11/19/2015	PR	U	I	11	100	
GRANTOR:WAGNER BARBARA R P/R							
GRANTEE:KLEIN RUSSELL A							
1994/1837	7/31/2015	WD	U	V	37	25,000	
GRANTOR:THE LAND SPECIALITY C							
GRANTEE:BRANDT STEPHEN & PA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W76 S27 E76 N27\$.											