S-2 OF LOTS 5 6 7 & 8
PT OR 2680/403
(EX OR 2488/902)

HENDERSON MICHAEL DEWAYNE & TAMMY MARIE
36471 PRATT SIDING ROAD
CALLAHAN, FL 32011

2025

22-3N-24-2320-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

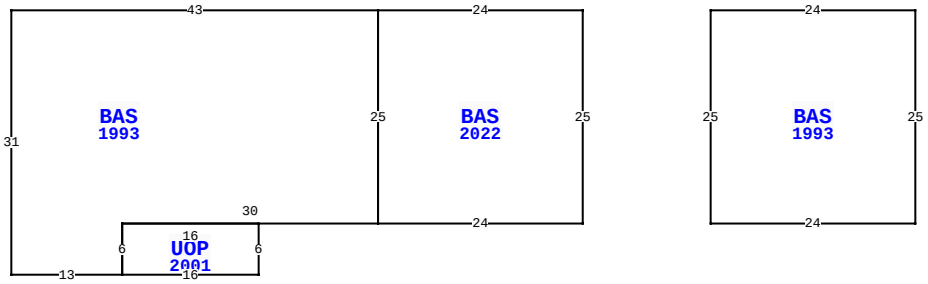
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	1993	600	31,857
BAS	1,153	100	1993	1,153	61,219
BAS	600	100	2022	600	31,857
UOP	96	20	2001	19	1,009
TOTALS	2,449			2,372	125,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	75.8520	75.85	179,916	1950	1968	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2353 HX Base Yr 2024



36471 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,941
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		174,991
SOH/AGL Deduction		16,906
ASSESSED VALUE		158,085
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,363
TOTAL JUST VALUE		174,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/403	11/16/2023	QC	U	I	11	100
GRANTOR: HENDERSON CECIL ROBER						
GRANTEE: HENDERSON MICHAEL D						
2520/0096	12/08/2021	QC	U	I	11	100
GRANTOR: HENDERSON CECIL ROBER						
GRANTEE: HENDERSON CECIL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W24 BAS=[YR=1993] W43 S31 E13 UOP=[YR=2001] E16N6 W16 S6$ N6 E30 N25$ S25 E24 N25$ PTR=E15 BAS=[YR=1993] E24 S25 W24 N25$ W15$.

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	000100	C	RES	100	0005	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 04/27/2022 BY TWX Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS