PT OF LOT 7 IN OR 2174/39
DUNNS SURVEY DBK B-10/48
{2003 CAVALIER DW/MH}

REIMER JOHN D
36381 PRATT SIDING RD
CALLAHAN, FL 32011

2025

22-3N-24-2320-0007-0040

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

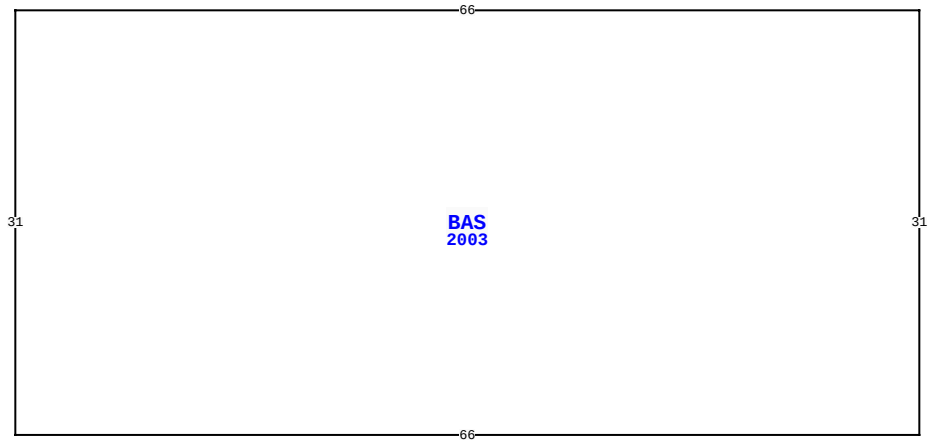
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2003	2,046	102,259
TOTALS	2,046			2,046	102,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,046	117.6000	99.96	204,518	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2019 Heated Area: 2046 HX Base Yr 2019



36381 PRATT SIDING RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,259
TOTAL MARKET OB/XF VALUE		3,629
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		150,888
SOH/AGL Deduction		63,010
ASSESSED VALUE		87,878
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,156
TOTAL JUST VALUE		150,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034062	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2174/0039	1/31/2018	QC	U	I	11	100
GRANTOR: HENDERSON BETTIE & CE						
GRANTEE: REIMER JOHN D						
2173/1855	1/11/2018	SW	U	I	12	5,000
GRANTOR: PNC NATIONAL ASSOCIAT						
GRANTEE: HENDERSON CECIL R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W66 S31 E66 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	1242	WD DECK A	0	100	12	7	84.00	SF	10.00	10.00	100	2003	2003	3	20	168	
3	0820	WOOD WALK	0	100	12	8	96.00	SF	11.75	11.75	100	2005	2005	3	40	451	

LAND DESCRIPTION

TOTAL OB/XF 3,629

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/29/2021 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS