PT OF W1/2 OF LOT 8
IN OR 1666/218
R787635 & R787636

HENDERSON CECIL & BETTIE H/HENDERSON MICHAEL ET AL
36363 PRATT SIDING ROAD
CALLAHAN, FL 32011

2025

22-3N-24-2320-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

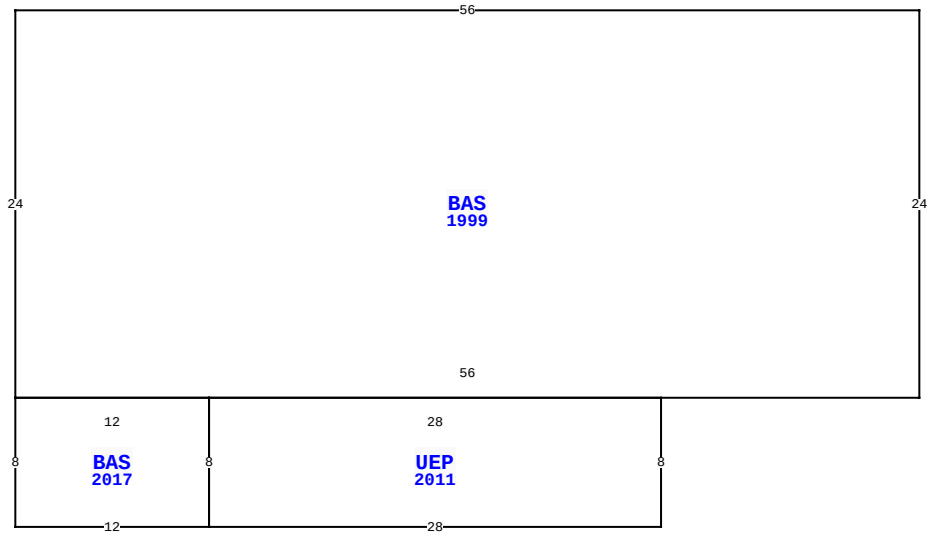
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		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	1,344	100	1999	1,344	37,288
BAS	96	100	2017	96	2,663
UEP	224	70	2011	157	4,356
TOTALS	1,664			1,597	44,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,597	115.6000	92.48	147,691	1981	1981	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2023 Heated Area: 1440 HX Base Yr



36321 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	44,307
TOTAL MARKET OB/XF VALUE	771
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	90,078
SOH/AGL Deduction	13,584
ASSESSED VALUE	76,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,494
TOTAL JUST VALUE	90,078
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/0641	5/18/2022	QC	U	I	11	100
GRANTOR: HOLLIE JOHNNY WAYNE &						
GRANTEE: HENDERSON CECIL R &						
1666/0218	3/04/2010	WD	U	I	30	100
GRANTOR: HOLLIE JOHNNIE WILLIA						
GRANTEE: HOLLIE JOHNNY WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S24 BAS=[YR=2017] S8 E12 UEP=[YR=2011] E28 N8 W28 S8$ N8 W12$ E56 N24$.

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	1242	WD DECK A	0	0	8	12	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1998	1998	3	20	579	

LAND DESCRIPTION

TOTAL OB/XF 771

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS