

LOTS 7 THRU 9, E1/2 LOT 22 (EX N
W 190FT OF E 301FT OF LOT 23 & E
OF LOTS 23 & 24

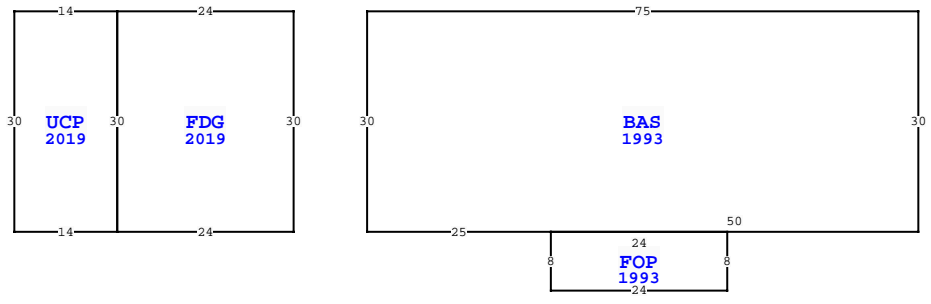
SAULS JOHN DREW JR
36212 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0007-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,824	108.8544	108.85	307,392	1974	1974	0	0	0	25.50	74.50		
1 SINGLE FAM - 100% - 0														
Heated Area: 2250 HX Base Yr														



Quality	06 Quality Level 06				
DOR CODE	5000 IMPROVED AG				
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	2,250	100	1993	2,250	182,460
FDG	720	60	2019	432	35,032
FOP	192	30	1993	58	4,703
UCP	420	20	2019	84	6,812
TOTALS	3,582			2,824	229,007

36212 PATSY LN, CALLAHAN

L N	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	0812	CONCRETE C	0	100	0	0	3,000.00	SF	4.00	4.00	100	1990	1990	3	57	6,840	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
3	0201	BARN WD 10	0	100	60	24	1,440.00	SF	17.00	17.00	100	1999	1999	3	26	6,365	
4	0681	POLE SHED	0	100	60	30	1,800.00	SF	15.00	15.00	100	1999	1999	3	26	7,020	

LAND DESCRIPTION																	
TOTAL OB/XF 22,535																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000
2	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	190.00	190.00	1,330
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	246,500

NASSAU COUNTY PROPERTY			PAGE 1 of 2	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	261,857			
TOTAL MARKET OB/XF VALUE	22,535			
TOTAL LAND VALUE - MARKET	316,500			
TOTAL MARKET VALUE	359,422			
SOH/AGL Deduction	122,361			
ASSESSED VALUE	237,061			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	186,339			
TOTAL JUST VALUE	600,892			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	557,379			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951113	MH MOVE-ON	0	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1714	10/30/2014	QC	U	V	11	100
GRANTOR: SAULS JOHN DREW						
GRANTEE: SAULS JOHN DREW JR						
1945/1712	10/30/2014	QC	U	I	11	100
GRANTOR: SAULS JOHN DREW						
GRANTEE: SAULS JOHN DREW JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W75 S30 E25 E50 N30 \$	
FDG=[YR=2019;ORIG=-109,0] E24 S30 W24 N30 \$	
FOP=[YR=1993;ORIG=-50,30] S8 E24 N8 W24 \$	
PTR=[ORIG=0,0] E15 W15 \$	
UCP=[YR=2019;ORIG=-123,0] E14 S30 W14 N30 \$	

