

PT OF E1/2 OF LOT 17
IN OR 2572/163
MAP OF TWNS 3 4 5N RGS 23 & 24

NOBLE DUSTIN MICHAEL/ALTHAUSER SKYLYN
36712 PRATT SIDING ROAD
CALLAHAN, FL 32011

2025

26-3N-24-2300-0017-0010



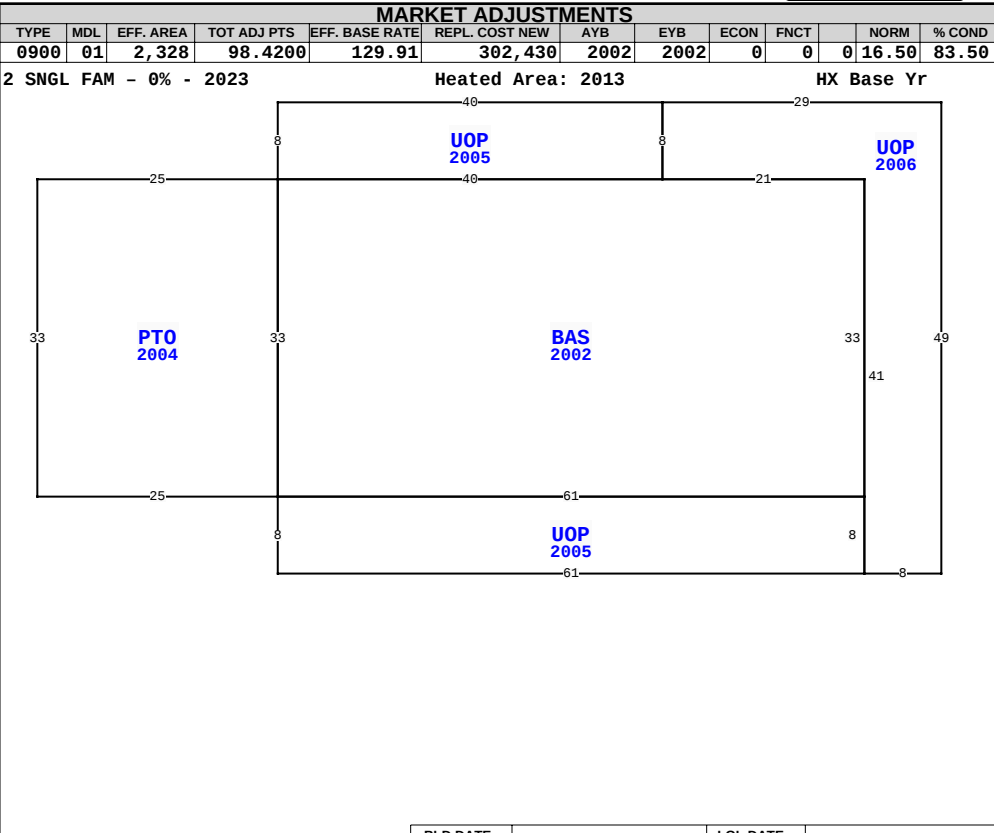
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,013	100	2002	2,013	218,360
PTO	825	5	2004	41	4,447
UOP	320	20	2005	64	6,942
UOP	488	20	2005	98	10,630
UOP	560	20	2006	112	12,149
TOTALS	4,206			2,328	252,529

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	8	10	80.00	SF	21.30	21.30	
2	0510	GARAGE WD-	0	0	24	24	576.00	SF	25.20	25.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0005	OR	0.00	0.00	1.24	AC	



36712 PRATT SIDING RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	252,529		
TOTAL MARKET OB/XF VALUE	5,600		
TOTAL LAND VALUE - MARKET	55,800		
TOTAL MARKET VALUE	313,929		
SOH/AGL Deduction	760		
ASSESSED VALUE	313,169		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	313,169		
TOTAL JUST VALUE	313,929		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	284,699		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12383	XFOB	2,400	02/02/2004
B029450	NEW CONSTR	140,160	02/01/2002
MH013572	MH MOVE-ON	0	07/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2572/0163	6/10/2022	WD	Q	I	01
GRANTOR: JARAMILLO SUNRISE CHA					SALE PRICE
GRANTEE: NOBLE DUSTIN MICHAEL					
2207/1186	6/12/2018	WD	Q	I	02
GRANTOR: PEARSON MELISSA ANN					170,000
GRANTEE: JARAMILLO SUNRISE C					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2006] W29 UOP=[YR=2005] W40 S8 PTO=[YR=2004] W25 S33 E25 UOP=[YR=2005] S8 E61 N8 W61 \$ N33 \$ E40 N8 \$ S8BAS=[YR=2002] W40 S33 E61 N33 W21 \$ E21 S41 E8 N49 \$.											