PT OF W1/2 OF LOT 17
JOSEPH R DUNNS FRUIT AND TRUCK
FARMS SEC 26-3N-24E IN

DELUCA VINCENT & BRITNI
36713 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0017-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

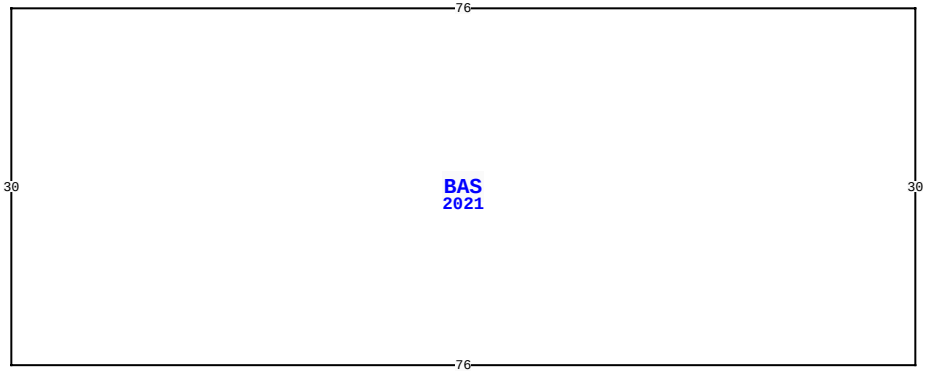
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	239,870
TOTALS	2,280			2,280	239,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	127.6000	108.46	247,289	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr



36713 PATSY LN, 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		239,870
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,650
TOTAL MARKET VALUE		292,520
SOH/AGL Deduction		36,369
ASSESSED VALUE		256,151
TOTAL EXEMPTION VALUE	13	256,151
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		292,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014640	CO ISSUED	0	10/25/2021
21010516	MH MOVE-ON	0	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/189	3/31/2023	WD	Q	I	01	324,900
GRANTOR: SOTO EVELYN						
GRANTEE: DELUCA VINCENT & BR						
2531/0441	1/14/2022	WD	Q	I	01	269,900
GRANTOR: MO 36713 PATSY LANE T						
GRANTEE: SOTO EVELYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S30 E76 N30$.

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	1.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,650							

REVIEW DATE 04/27/2022 BY TW Total Acres: 1.17 Total Land Value: 52,650 Market: 0 Agricultural: 0 Common: 52,650 PRINTED 07/30/2025 BY SYS