PT OF W1/2 OF LOT 17
IN OR 632 PG 595
R622250 & R622251

STOKES AMANDA RENEE MILLER &/MILLER THOMAS E
36562 PRATT SIDING RD
CALLAHAN, FL 32011

2025

26-3N-24-2300-0017-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

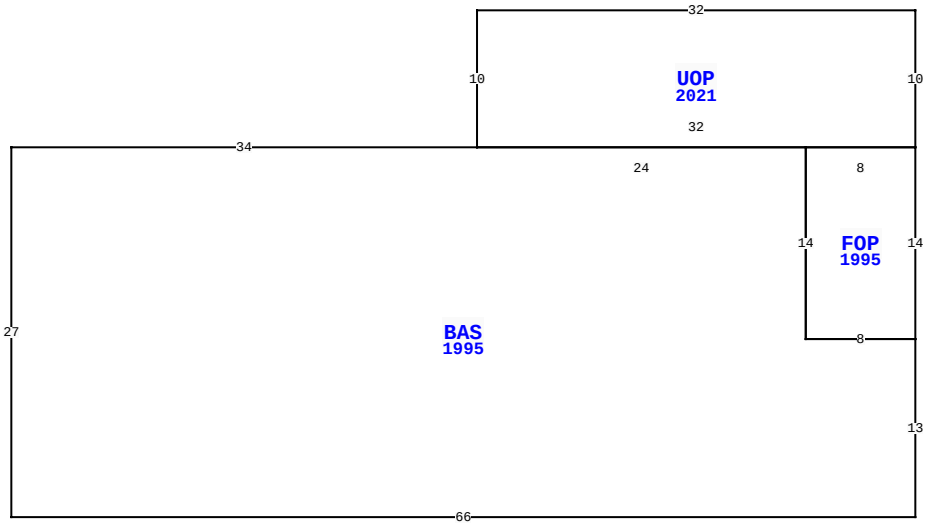
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1995	1,670	54,714
FOP	112	30	1995	34	1,114
UOP	320	25	2021	80	2,621
TOTALS	2,102			1,784	58,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,784	128.4800	109.21	194,831	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 50% - 2000 Heated Area: 1670 HX Base Yr 2000



36562 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		58,449
TOTAL MARKET OB/XF VALUE		409
TOTAL LAND VALUE - MARKET		48,150
TOTAL MARKET VALUE		107,008
SOH/AGL Deduction		34,117
ASSESSED VALUE		72,891
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		47,891
TOTAL JUST VALUE		107,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95812	MH MOVE-ON	0	03/03/1995
7102	TEMP POLE	0	12/05/1990
7527	MH MOVE-ON	12,619	10/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0632/0595	7/30/1991	WD	Q	I		18,000
GRANTOR: HALL FREDDIE & VELMA						
GRANTEE: MILLER AMANDA & T E						
0229/0157	1/01/1976	WD	Q	V		6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W32 S10 BAS=[YR=1995] W34 S27 E66 N13
FOP=[YR=1995] N14 W8 S14 E8$ W8 N14 W24$ E32 N10$.

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	0940	SHEDS/PORT	0	50	8	12	96.00	SF	21.30	21.30	100	1996	1996	3	20	409	

LAND DESCRIPTION

TOTAL OB/XF 409

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	50	0005	OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	45,000.00	45,000.00	48,150							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.07 Total Land Value: 48,150 Market: 0 Agricultural: 0 Common: 48,150 PRINTED 07/30/2025 BY SYS