E1/2 OF LOT 18 (S-3)
IN OR 2638/1722
ESMT OR 1621/1097

NOBLE DUSTIN MICHAEL
36624 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0018-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

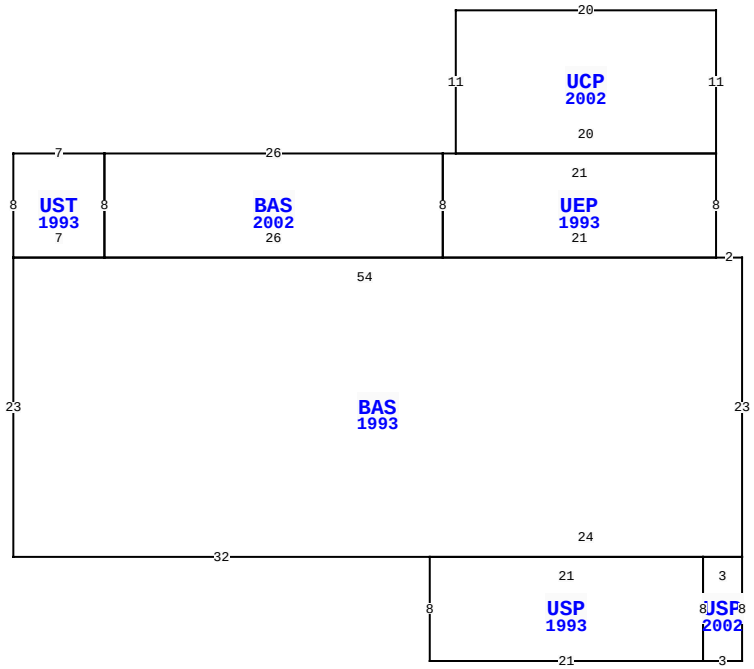
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	01	Quality Level 01
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	1,288	100	1993	1,288	9,724
BAS	208	100	2002	208	1,570
UCP	220	20	2002	44	332
UEP	168	70	1993	118	891
USP	168	50	1993	84	634
USP	24	50	2002	12	91
UST	56	55	1993	31	234
TOTALS	2,132			1,785	13,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0820	02	1,785	47.1900	37.75	67,384	1973	1973	0	0	20	70.00	20.00

1 M/H 93- – 0% - 2024 Heated Area: 1496 HX Base Yr



36624 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,463
TOTAL MARKET OB/XF VALUE	468
TOTAL LAND VALUE - MARKET	87,500
TOTAL MARKET VALUE	114,431
SOH/AGL Deduction	5,947
ASSESSED VALUE	108,484
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,484
TOTAL JUST VALUE	114,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CMH5188	CO ISSUED	0	05/07/2010
P13746	PLUMBING	0	04/01/2009
MH5188	MH MOVE-ON	0	04/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/1722	5/12/2023	WD	U	I	37	110,000
GRANTOR: ANCIENT CITY CAPITAL						
GRANTEE: NOBLE DUSTIN MICHAE						
2506/0808	10/14/2021	WD	Q	I	01	79,900
GRANTOR: ALOHOMORA LLC						
GRANTEE: ANCIENT CITY CAPITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 UEP=[YR=1993] N8 UCP=[YR=2002] N11 W20 S11 E20 $ W21 BAS=[YR=2002] W26 UST=[YR=1993] W7 S8 E7 N8 $ S8 E26 N8 $ S8 E21 $ W54 S23 E32 USP=[YR=1993] S8 E21 USP=[YR=2002] E3 N8 W3 S8 $ N8 W21 $ E24 N23 $.

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	0751	UOP	0	0	13	18	234.00	SF	10.00	10.00	100	1980	1980	3	20	468	

LAND DESCRIPTION

TOTAL OB/XF 468

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	2.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	87,500							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS

E1/2 OF LOT 18 (S-3)
IN OR 2638/1722
ESMT OR 1621/1097

NOBLE DUSTIN MICHAEL
36624 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0018-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	01	Quality Level 01

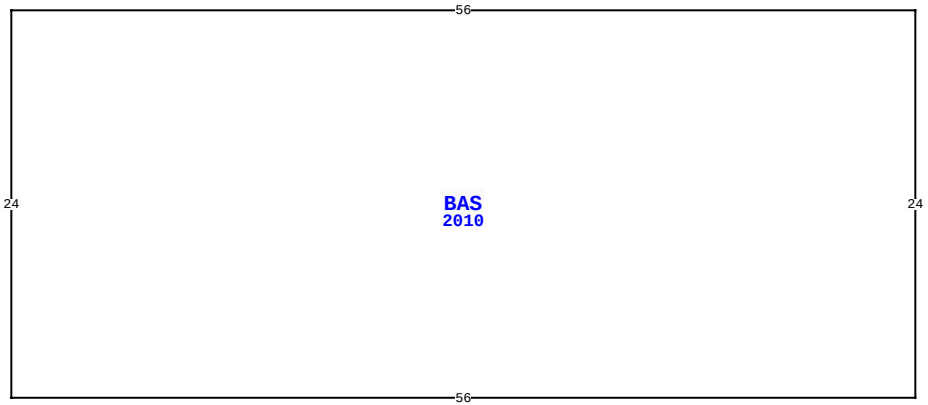
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2010	1,344	12,986
TOTALS	1,344			1,344	12,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,344	60.3900	48.31	64,929	1984	1984	0	0	10	70.00	20.00

2 M/H 93- – 0% - 2024 Heated Area: 1344 HX Base Yr



36624 PATSY LN, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: ANCIENT CITY CAPITAL						
GRANTEE: NOBLE DUSTIN MICHAE						
2506/0808	10/14/2021	WD	Q	I	01	79,900
GRANTOR: ALOHOMORA LLC						
GRANTEE: ANCIENT CITY CAPITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W56 S24 E56 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 03/12/2024 BY WWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS