PT OF LOT 18 (S-4)
IN OR 2193/751
2001 REDM SW/MH

MOSES WILLIAM THOMAS & TAMMY LEE
36654 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0018-0040

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

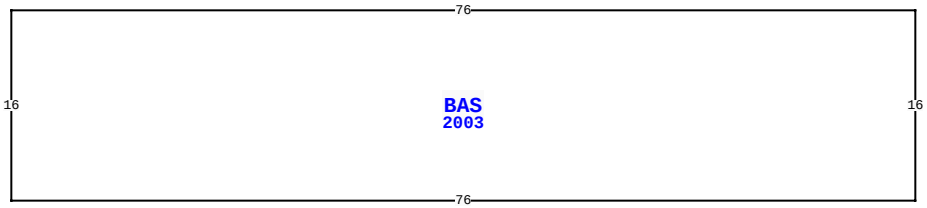
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2003	1,216	55,533
TOTALS	1,216			1,216	55,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	116.8000	99.28	120,724	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2019 Heated Area: 1216 HX Base Yr 2019



36654 PATSY LN, CALLAHAN

BLD DATE	02/12/2008	JH	LGL DATE	
XF DATE	02/12/2008	JH	LAND DATE	05/07/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,533
TOTAL MARKET OB/XF VALUE		5,411
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		148,444
SOH/AGL Deduction		61,911
ASSESSED VALUE		86,533
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,811
TOTAL JUST VALUE		148,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2193/0751	4/26/2018	WD	Q	I	01	105,000
GRANTOR: MCGREW JASON A & SHAN						
GRANTEE: MOSES WILLIAM THOMA						
1542/0852	12/26/2007	WD	Q	I		125,000
GRANTOR: MUMMAW MARK C						
GRANTEE: MCGREW JASON A & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S16 E76 N16$.

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	100	10	8	80.00	SF	13.20	13.20	100	2003	2003	3	20	211	
2	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	20	160	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	36	5,040	

LAND DESCRIPTION

TOTAL OB/XF 5,411

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

REVIEW DATE 09/11/2019 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS