PT OF LOT 18
IN OR 774 PG 413
R106550 & R106551

SEYMOUR HELEN AGNES
36001 LEAFY LN
CALLAHAN, FL 32011

2025

26-3N-24-2300-0018-0050

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

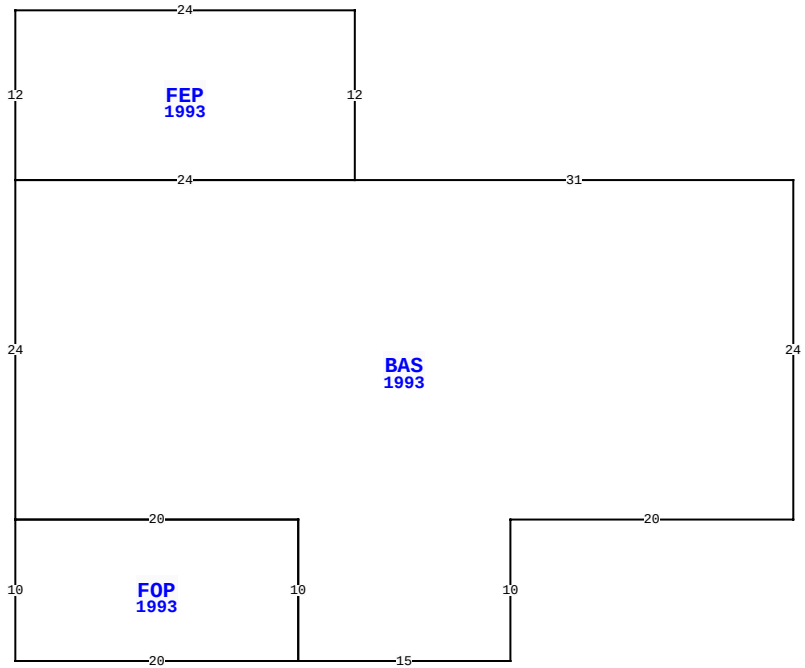
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1993	1,470	28,943
FEP	288	85	1993	245	4,824
FOP	200	30	1993	60	1,181
TOTALS	1,958			1,775	34,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,775	82.0400	65.63	116,493	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1715 HX Base Yr



36019 LEAFY 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	34,948
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,250
TOTAL MARKET VALUE	91,198
SOH/AGL Deduction	34,143
ASSESSED VALUE	57,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,055
TOTAL JUST VALUE	91,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7028	REPAIR/RRF	6,060	03/01/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0774/0413	10/17/1996	WD	U	I	07	100
GRANTOR: FLEET FINANCE & MORTG						
GRANTEE: SEYMOUR HELEN AGNES						
0758/1150	5/02/1996	WD	Q	I		33,000
GRANTOR: FLEET FINANCE & MORTG						
GRANTEE: SEYMOUR HELEN AGNES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 FEP=[YR=1993] N12 W24 S12 E24$ W24 S24
FOP=[YR=1993] S10 E20 N10 W20$ E20 S10 E15 N10 E20 N24$.

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	0		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS