

S 165 FT OF E1/2 OF LOT 19
IN OR 424/563 R407852 R407853
MAP OF TWNS 3 4 5N RGS 23 & 24

REYNOLDS WALLACE T
36564 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0019-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	01	NONE 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		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	1,440	100	1993	1,440	40,297
UOP	80	25	1993	20	560
TOTALS	1,520			1,460	40,857

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,460	116.6000	93.28	136,189	1975	1980	0	0	70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1440 HX Base Yr											
BAS 1993 UOP 1993											
36564 PATSY LN, CALLAHAN											
				BLD DATE					LGL DATE	05/07/2025	
				XF DATE					LAND DATE		
				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				40,857								
TOTAL MARKET OB/XF VALUE				0								
TOTAL LAND VALUE - MARKET				87,500								
TOTAL MARKET VALUE				128,357								
SOH/AGL Deduction				94,511								
ASSESSED VALUE				33,846								
TOTAL EXEMPTION VALUE				HX HB		25,000						
BASE TAXABLE VALUE				8,846								
TOTAL JUST VALUE				128,357								
NCON VALUE				0								
INCOME VALUE												
PREVIOUS YEAR MKT VALUE				110,750								