PT OF W1/2 OF LOT 20
IN OR 1537/362
MAP OF TWNS

THOMAS ALLEN J
36501 PATSY LANE
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

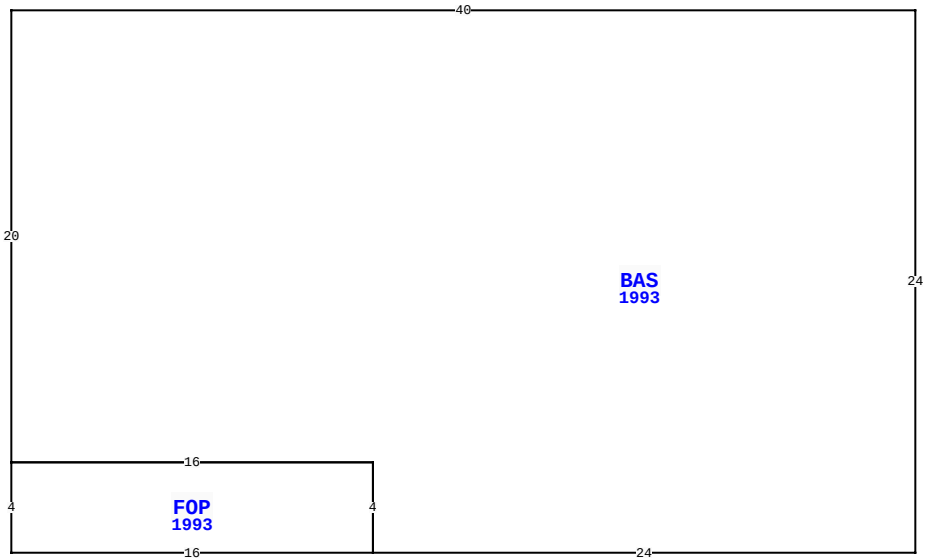
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	89,958
FOP	64	30	1993	19	1,908
TOTALS	960			915	91,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	915	119.8800	119.88	109,690	1988	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2008 Heated Area: 896 HX Base Yr 2008



36501 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		91,865
TOTAL MARKET OB/XF VALUE		2,496
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		181,861
SOH/AGL Deduction		137,043
ASSESSED VALUE		44,818
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,818
TOTAL JUST VALUE		181,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2514	H/AC	1,600	06/06/1988
4947	NEW CONSTR	1,400	04/07/1988
2990	NEW CONSTR	1,800	04/06/1988
4729	NEW CONSTR	96,600	03/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/0362	11/26/2007	QC	Q	I	01	2,000
GRANTOR: THOMAS JAMES H						
GRANTEE: THOMAS ALLEN J						
0226/0284	1/01/1976	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 FOP=[YR=1993] S4 E16 N4 W16$E16 S4 E24 N24$.

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
1	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1990	1990	3	20	1,248	
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1990	1990	3	20	1,248	

LAND DESCRIPTION

TOTAL OB/XF 2,496

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 05/20/2022 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS