N1/2 OF W1/2 OF LOT 20
OR 1704/1323 R334279
MAP OF TWNS 3 4 5N RG 23 & 24

VINING RICKY L
36527 PATSY LN
CALLAHAN, FL 32011

2025

26-3N-24-2300-0020-0030

BUILDING CHARACTERISTICS

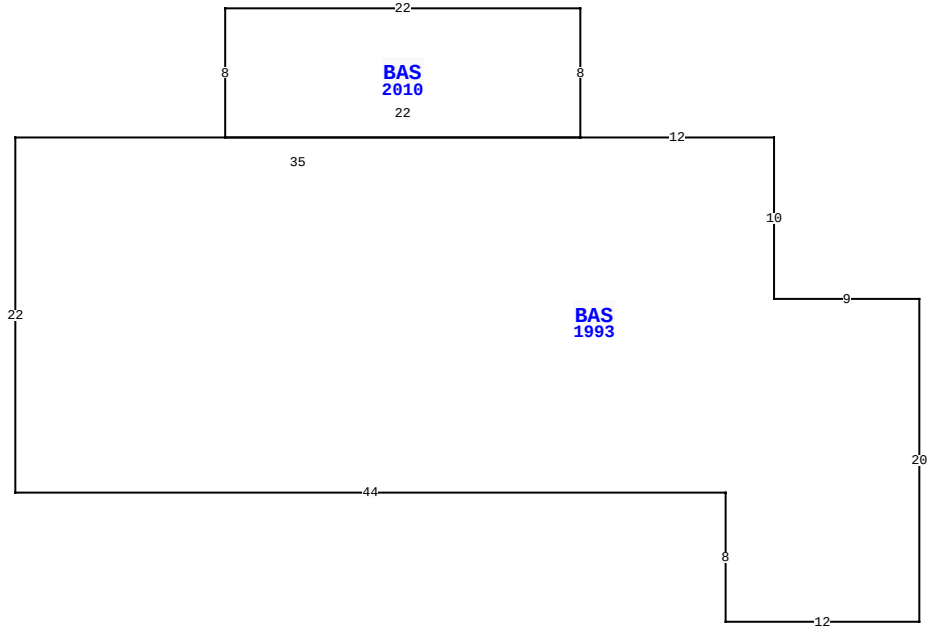
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	1,238	100	1993	1,238	30,217
BAS	176	100	2010	176	4,296
TOTALS	1,414			1,414	34,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,414	101.7000	81.36	115,043	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1414 HX Base Yr 2023



36527 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		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		34,513
TOTAL MARKET OB/XF VALUE		4,117
TOTAL LAND VALUE - MARKET		87,500
TOTAL MARKET VALUE		126,130
SOH/AGL Deduction		13,644
ASSESSED VALUE		112,486
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,764
TOTAL JUST VALUE		126,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2556	H/AC	3,000	05/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1704/1323	10/05/2010	WD	U	I	30	37,500
GRANTOR: VINING J L & SARAH L						
GRANTEE: VINING J L & SARAH						
0205/0419	1/01/1975	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N10 W12 BAS=[YR=2010] N8 W22 S8 E22$ W35 S22 E44 S8 E12 N20$.

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	8	8	64.00	SF	20.10	20.10	100	1988	1988	3	20	257	
2	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	1975	1975	3	20	1,560	
3	0681	POLE SHED	0	100	22	30	660.00	SF	15.00	15.00	100	1980	1980	3	20	1,980	
4	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
5	0751	UOP	0	100	12	8	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	

LAND DESCRIPTION

TOTAL OB/XF 4,117

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