N264 FT OF E1/2 OF LOT 22
IN OR 2185/467
(EX OR 2178/1842)

REED JOSEPH WOODROW
36396 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 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

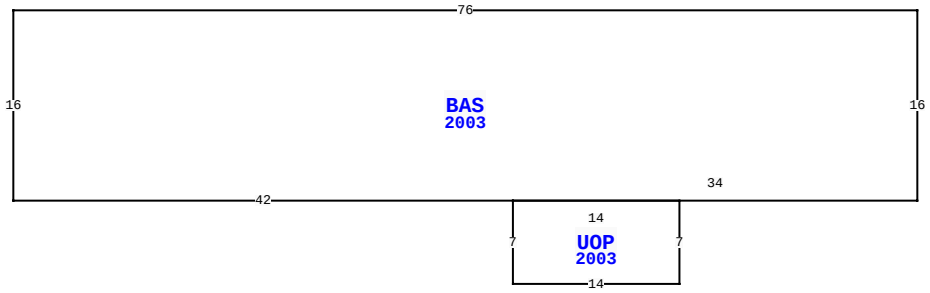
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2003	1,216	51,597
UOP	98	25	2003	24	1,019
TOTALS	1,314			1,240	52,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,240	104.0000	88.40	109,616	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



36396 PATSY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	166,791
TOTAL MARKET OB/XF VALUE	5,086
TOTAL LAND VALUE - MARKET	92,100
TOTAL MARKET VALUE	263,977
SOH/AGL Deduction	41,104
ASSESSED VALUE	222,873
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,873
TOTAL JUST VALUE	263,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E23900	NEW CONSTR	0	10/01/2011
B23974	GARAGE	46,392	10/01/2010
MH023770	MH MOVE-ON	0	03/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2185/0467	3/31/2007	QC	U	I	11	100
GRANTOR: REED VINTER HAMPTON						
GRANTEE: REED JOSEPH WOODROW						
1131/0588	4/22/2003	QC	Q	I	06	100
GRANTOR: WILSON LOUIE F & MILD						
GRANTEE: REED VINTER H & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S16 E42 UOP=[YR=2003] S7 E14 N7 W14$ E34 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	0100	BAR-B-Q	0	0	0	0	2.00	UT	200.00	200.00	100	1980	1980	3	20	80	
2	0681	POLE SHED	0	0	26	12	312.00	SF	15.00	15.00	100	1990	1990	3	20	936	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	13.20	13.20	100	1990	1990	3	20	422	
4	1242	WD DECK A	0	0	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	
5	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 5,086

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	0005	OR	0.00	0.00	3.07	AC		1.00	1.00	1.00	30,000.00	30,000.00	92,100							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 3.07 Total Land Value: 92,100 Market: 0 Agricultural: 0 Common: 92,100 PRINTED 07/30/2025 BY SYS

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(EX OR 2178/1842)

REED JOSEPH WOODROW
36396 PATSY LANE
CALLAHAN, FL 32011

2025

26-3N-24-2300-0022-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

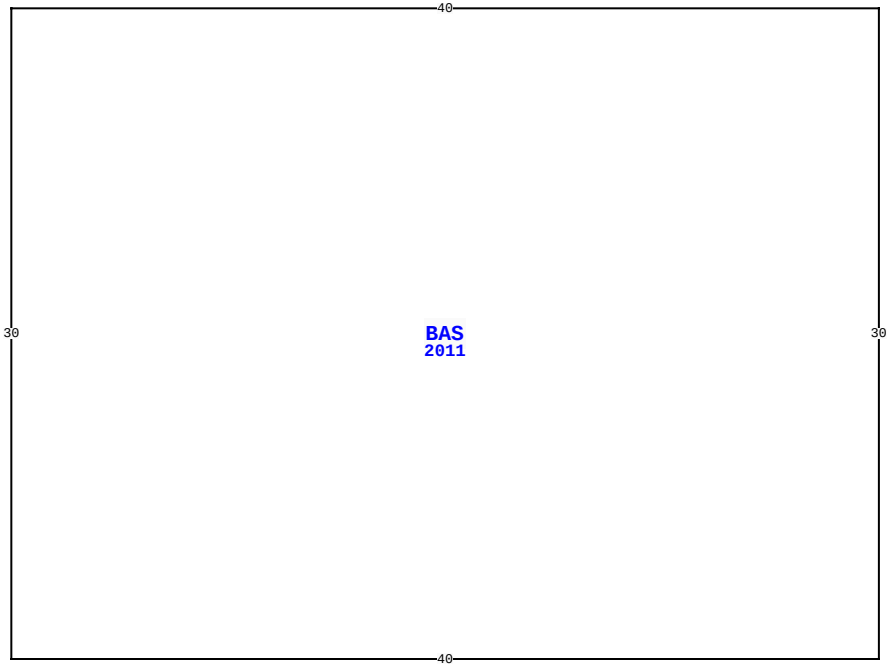
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2011	1,200	114,175
TOTALS	1,200			1,200	114,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	101.7600	101.76	122,112	2011	2011	0	0	0	6.50	93.50

2 SINGLE FAM – 0% - 0 Heated Area: 1200 HX Base Yr



36396 PATSY LN, CALLAHAN

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,873
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: REED JOSEPH WOODROW						
1131/0588	4/22/2003	QC	Q	I	06	100
GRANTOR: WILSON LOUIE F & MILD						
GRANTEE: REED VINTER H & BRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W40 S30 E40 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/02/2020 BY TWA Total Acres: 3.07 Total Land Value: 92,100 Market: 0 Agricultural: 0 Common: 92,100 PRINTED 07/30/2025 BY SYS