

SAULS MARIA E
36002 PATSY LANE
CALLAHAN, FL 32011

26-3N-24-2300-0023-0000

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	06	BD/BATTEN 100	0150	01	782	79.2000	41.98	32,828	1990	1990	0	0	0	25.50	74.50	VALUATION BY	STANDARD												
Roof Structure	03	GABLE/HIP 100	2 ACCESSORY U - 100% - 0										Heated Area: 722				HX Base Yr												
Roof Cover	01	MINIMUM 100	19 38 BAS 2011 19 15 20 UOP 2011 20 15														Tax Group: 4		Tax Dist:										
Interior Wall	04	PLYWOOD 100															BUILDING MARKET VALUE		259,303										
Interior Floor	03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE		28,425										
Air Condition	01	NONE 100															TOTAL LAND VALUE - MARKET		435,405										
Heating Type	01	NONE 100															TOTAL MARKET VALUE		349,722										
Bedrooms	0	100															SOH/AGL Deduction		165,438										
Bathrooms	0	100															ASSESSED VALUE		184,284										
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE		HX HB WX		55,722								
Stories	0	100															BASE TAXABLE VALUE		128,562										
Units	0	100															TOTAL JUST VALUE		723,133										
Occupancy	00	NONE 100															NCON VALUE		0										
Quality		03	Quality Level 03																										
DOR CODE		5000	IMPROVED AG																										
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	722	100	2011	722	22,581																								
UOP	300	20	2011	60	1,877																								
TOTALS		1,022		782	24,457																								
EXTRA FEATURES					36002 PATSY LN, CALLAHAN										BLD DATE		LGL DATE		05/21/2025		MLU								
															XF DATE		LAND DATE		01/28/2025		KBA								
															INC DATE		AG DATE												
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													