

**HORTON RUSSELL W & JUDY R L/E/
36363 PATSY LANE
CALLAHAN, FL 32011**

26-3N-24-2300-0023-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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ELEMENT	CD	CD	CD	CD	CD	CD	CD	CD	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	17.25	% COND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
Exterior Wall	20	FACE BRICK 100	0100	01	1,901	125.0970	125.10	237,815	1996	2001	0	0	17.25	82.75											VALUATION BY										STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0										Heated Area: 1885										HX Base Yr										Tax Group: 4										Tax Dist:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Roof Cover	12	MODULAR MT 100																															BUILDING MARKET VALUE										245,705																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Interior Wall	05	DRYWALL 100																															TOTAL MARKET OB/XF VALUE										42,701																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Interior Floo	14	CARPET 60																															TOTAL LAND VALUE - MARKET										160,000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Interior Floo	12	HARDWOOD 40																															TOTAL MARKET VALUE										379,146																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Air Condition	03	CENTRAL 100																															SOH/AGL Deduction										152,494																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Heating Type	04	AIR DUCTED 100																															ASSESSED VALUE										226,652																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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Bathrooms		2 100																															BASE TAXABLE VALUE										175,930																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Frame	02	WOOD FRAME 100																															TOTAL JUST VALUE										448,406																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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BUD8 Adjustme	04	DIST 01 100																															PREVIOUS YEAR MKT VALUE										426,865																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
BAS	1,885	100	1996	1,885	195,136																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
PTO	112	5	1996	6	621																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
PTO	200	5	1996	10	1,035																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
TOTALS		2,197		1,901	196,792																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
1	0753	UEP	0	100	20	11	220.00	SF	22.00	22.00	100	1988	1988	3	20	968																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
2	0940	SHEDS/PORT	0	0	16	12	192.00	SF	20.10	20.10	100	1980	1980	3	20	772																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
3	0681	POLE SHED	0	0	16	9	144.00	SF	15.00	15.00	100	1980	1980	3	20	432																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
4	0511	GARAGE CB-	0	100	30	30	900.00	SF	40.00	40.00	100	1996	1996	3	70	25,200																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
5	0810	CONCRETE A	0	100	0	0	460.00	SF	6.50	6.50	100	1996	1996	3	70	2,093																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
6	0681	POLE SHED	0	100	40	28	1,120.00	SF	15.00	15.00	100	1996	1996	3	23	3,864																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
7	0756	FEP	0	0	6	6	36.00	SF	27.00	27.00	100	1990	1990	3	20	194																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
8	0350	CARPORT WD	0	0	34	20	680.00	SF	8.58	8.58	100	1997	1997	3	20	1,167																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
9	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1990	1990	3	20	579																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
10	0940	SHEDS/PORT	0	0	12	11	132.00	SF	20.10	20.10	100	2004	2004	3	21	557																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	D																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							

HORTON RUSSELL W & JUDY R L/E/
36363 PATSY LANE
CALLAHAN, FL 32011

26-3N-24-2300-0023-0020

[illegible]

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36363 PATSY LANE
CALLAHAN, FL 32011**

2025

[illegible]