



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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

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	1,880	100	2024	1,880	184,780
FOP	40	30	2024	12	1,179
TOTALS	1,920			1,892	185,960

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0 100	50	30	1,500.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0800	02	1,892	116.8000	99.28	187,838	2023	2023	0	0
1 M/H 94+ - 100% - 2025					Heated Area: 1880		HX Base Yr 2025		

30

64

30

16

8

8

40

BAS
2024

FOP
2024

36355 PATSY LN, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/09/2025 MLU				

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								206,435	
TOTAL MARKET OB/XF VALUE								4,500	
TOTAL LAND VALUE - MARKET								97,500	
TOTAL MARKET VALUE								308,435	
SOH/AGL Deduction								0	
ASSESSED VALUE								308,435	
TOTAL EXEMPTION VALUE								50,722	
BASE TAXABLE VALUE								257,713	
TOTAL JUST VALUE								308,435	
NCON VALUE								20,475	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								260,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013277	CO ISSUED		11/22/2023
230013277	DWMH MOVE ON		10/17/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2667/1465	9/19/2023	WD	U	I	11	100			
GRANTOR: HORTON RUSSELL W & JU									
GRANTEE: HORNE AUTUMN RENEE									
2594/0572	10/04/2022	WD	U	V	11	100			
GRANTOR: HORTON RUSSELL W & JU									
GRANTEE: HORNE AUTUMN RENEE									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=20,10] E64 S30 W40 N5 W8 S5 W16 N30 \$									
FOP=[YR=2024;ORIG=36,35] E8 S5 W8 N5 \$									

TOTAL OB/XF									
4,500									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	5.00

