PT OF NW1/4 OF NE1/4
E OF ACL R/W
IN OR 1535/1513

MILLER DWAINE K
36144 PRATT SIDING ROAD
CALLAHAN, FL 32011

2025

27-3N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

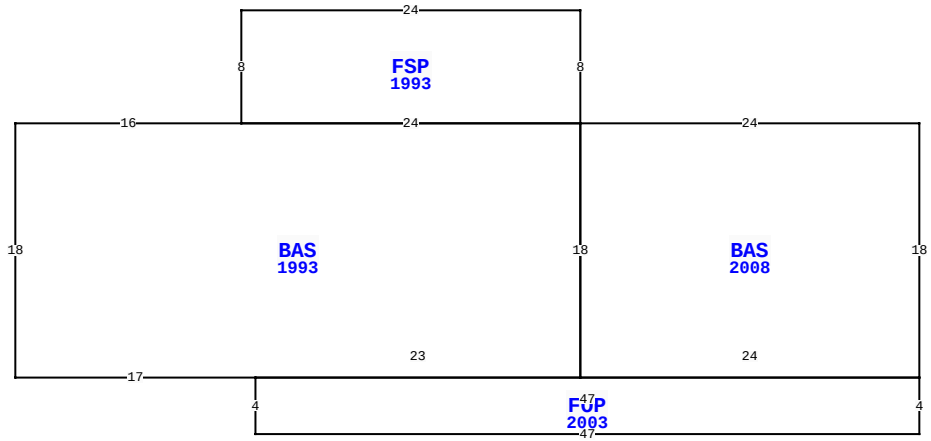
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	59,675
BAS	432	100	2008	432	35,806
FOP	188	30	2003	56	4,642
FSP	192	40	1993	77	6,382
TOTALS	1,532			1,285	106,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,285	102.9600	102.96	132,304	1970	1975	0	0	0	19.50	80.50

1 SINGLE FAM – 100% - 2008 Heated Area: 1152 HX Base Yr 2008



36144 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		106,505
TOTAL MARKET OB/XF VALUE		29,720
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		206,225
SOH/AGL Deduction		104,333
ASSESSED VALUE		101,892
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,170
TOTAL JUST VALUE		206,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007636	GARAGE	29,636	07/27/2018
MH5402	MOBILE HOME	0	06/13/2012
E24876	NEW CONSTR	0	03/01/2012
M16991	H/AC	0	03/01/2012
P15808	NEW CONSTR	0	03/01/2012
E14600	ELEC OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/1513	11/14/2007	WD	U	I	07	100
GRANTOR: HIGGINBOTHAM JUDY M						
GRANTEE: MILLER DWAINE K						
1475/1358	1/31/2007	WD	U	I	19	20,000
GRANTOR: HIGGINBOTHAM JUDY M						
GRANTEE: MILLER DWAINE K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W24 FSP=[YR=1993] N8 W24 S8 BAS=[YR=1993] W16 S18 E17 FOP=[YR=2003] S4 E47 N4 W47$ E23N18 W24$ E24$ S18 E24 N18$.

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	0811	CONCRETE B	0	100	40	20	800.00	SF	5.20	5.20	100	1970	1970	3	20	832	
2	0300	BOAT DCK W	0	100	30	12	360.00	SF	40.00	40.00	100	2007	2007	3	44	6,336	
3	0462	ST/AL FNC	0	100	47	4	188.00	SF	10.00	10.00	100	2007	2007	3	44	827	
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2018	2018	3	84	17,640	
5	0351	CARPORT MT	0	100	40	20	800.00	SF	6.90	6.90	100	2017	2017	3	74	4,085	

LAND DESCRIPTION

TOTAL OB/XF 29,720

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS