PT OF NW1/4 OF NE1/4
IN OR 2389/881

MARTINEZ MIRIAM ESTER/TRIMINO-MARTINEZ MAILET
36270 PRATT SIDING RD
CALLAHAN, FL 32011

2025

27-3N-24-0000-0001-0040

BUILDING CHARACTERISTICS

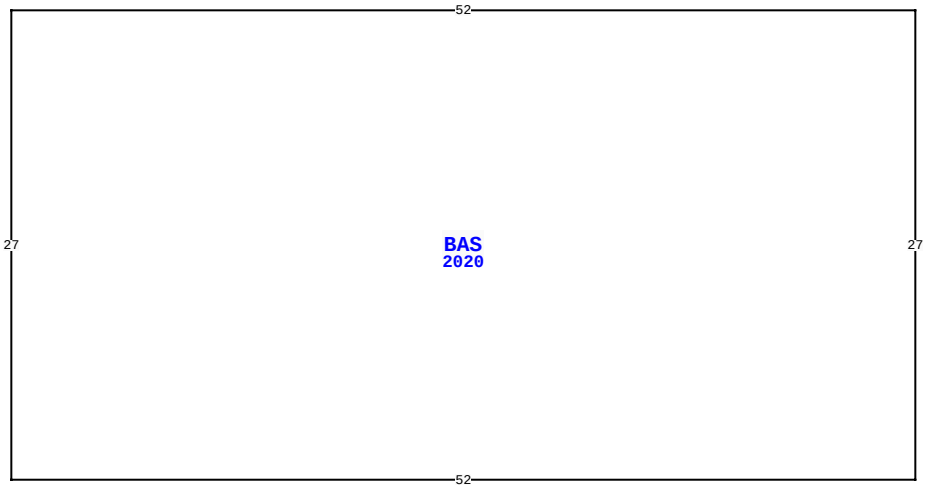
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04
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	1,404	100	2020	1,404	142,598
TOTALS	1,404			1,404	142,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	128.4800	109.21	153,331	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2021 Heated Area: 1404 HX Base Yr 2021



36270 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		142,598
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		194,348
SOH/AGL Deduction		71,639
ASSESSED VALUE		122,709
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,987
TOTAL JUST VALUE		363,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007891	CO ISSUED	0	12/08/2020
20007891	MH MOVE-ON	0	08/27/2020
MH155657	MH MOVE-ON	0	06/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/0881	9/03/2020	WD	U	I	11	100
GRANTOR: TRIMINO-MARTINEZ MAIL						
GRANTEE: MARTINEZ MIRIAM EST						
2131/0847	5/27/2017	FJ	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: TRIMINO MAILET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W52 S27 E52 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005401	A	TIMBER 1 P	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	750.00	750.00	6,750							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 04/29/2021 BY TWX Total Acres: 10.00 Total Land Value: 51,750 Market: 175,500 Agricultural: 6,750 Common: 45,000 PRINTED 07/30/2025 BY SYS