PT LOT 10 IN OR 409/354
(EX IN OR 2799/887)
PT SECS 46-2N-25E & 37-1N-25E

PATTERSON CHARLES J & SUSAN A
PO BOX 1039
CALLAHAN, FL 32011-1039

2025

37-1N-25-299R-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

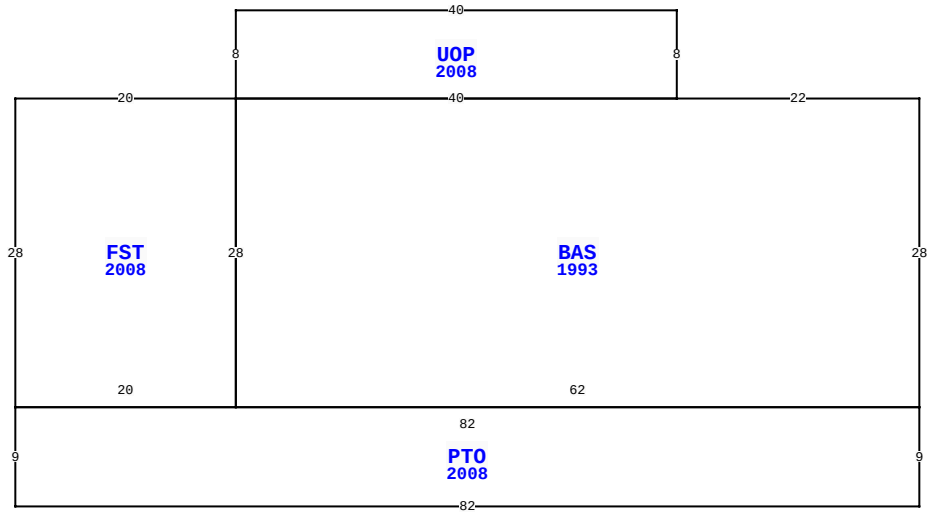
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1993	1,736	48,330
FST	560	65	2008	364	10,134
PTO	738	5	2008	37	1,030
UOP	320	25	2008	80	2,227
TOTALS	3,354			2,217	61,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,217	116.0000	92.80	205,738	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1736 HX Base Yr 1986



54162 TWIN POND LN, CALLAHAN

BLD DATE	08/26/2008 JW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		61,721
TOTAL MARKET OB/XF VALUE		242
TOTAL LAND VALUE - MARKET		63,450
TOTAL MARKET VALUE		125,413
SOH/AGL Deduction		81,406
ASSESSED VALUE		44,007
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,007
TOTAL JUST VALUE		125,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0409/0354	1/01/1984	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 UOP=[YR=2008] N8 W40 S8 E40$ W40
FST=[YR=2008] W20 S28 PTO=[YR=2008] S9 E82 N9 W82$ E20 N28 $
S28 E62 N28$.

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
6	1243	WD DECK F	0	100	0	0	151.00	SF	8.00	8.00	100	2002	2002	3	20	242	

LAND DESCRIPTION

TOTAL OB/XF 242

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		OR	0.00	0.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 06/04/2025 BY TWA Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS