

S-28 OF LOT 76
SUB PT OF SEC 4 PB 0/59
IN OR 2312/491

PATCHEN FAMILY TRUST/PATCHEN DONALD D TRUSTEE
3804 FORSYTHE WAY
TALLAHASSEE, FL 32309

2026

00-00-30-0050-000C-0040



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
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	05	DIST 1A 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	2029.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	199,273
FOP	42	30	1993	13	1,656
STP	12	10	1993	1	127
USP	176	30	1993	53	6,753
TOTALS	1,794			1,631	207,809

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,631	113.7300	158.08	257,828	1973	1985	0	0	19.40	80.60
1 SNGL FAM 0% - 0 Heated Area: 1564 HX Base Yr											
TOTALS 1,794 1,631 207,809											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1973
3	0511	GARAGE CB-	0	0	22	572.00	SF	40.00	40.00	100	1981

TOTAL OB/XF											
7,488											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
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3	0511	GARAGE CB-	0	0	22	572.00	SF	40.00	40.00	100	1981

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0		RSF-2	85.00	150.00	1.00	LT	1.00

TOTAL OB/XF											
7,488											
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1	000100	C	RES	0		RSF-2	85.00	150.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				207,809			
TOTAL MARKET OB/XF VALUE				7,488			
TOTAL LAND VALUE - MARKET				220,000			
TOTAL MARKET VALUE				435,297			
SOH/AGL Deduction				116,654			
ASSESSED VALUE				318,643			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				318,643			
TOTAL JUST VALUE				435,297			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				421,520			