IN OR 2472/1844
2007/NOBI/DW/MH

PATTON TIMOTHY EDWARD
45050 ARIELS TRL
CALLAHAN, FL 32011

2026

12-2N-24-0000-0001-0030

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 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03

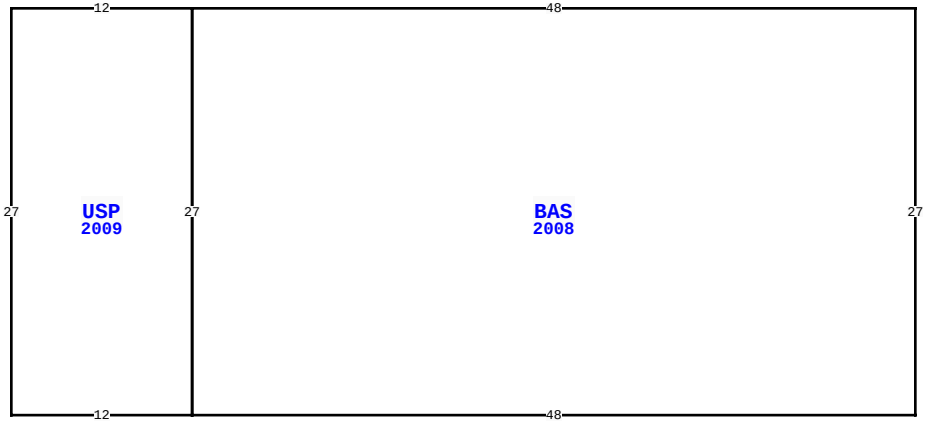
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2008	1,296	98,425
USP	324	50	2009	162	12,303
TOTALS	1,620			1,458	110,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,458	117.2000	105.48	153,790	2007	2015	0	0	0	28.00	72.00

1 M/H 94+ 100% - 2023 Heated Area: 1296 HX Base Yr 2023



45050 ARIELS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,968
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		107,310
TOTAL MARKET VALUE		246,278
SOH/AGL Deduction		23,537
ASSESSED VALUE		222,741
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		166,330
TOTAL JUST VALUE		246,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240008364		77,028	07/17/2024
C4977	CO ISSUED	0	08/01/2007
MH4977	MH MOVE-ON	0	08/01/2007
P12638	MH MOVE-ON	0	08/01/2007
E19666	ELEC OTHER	0	07/01/2007
M13128	MECH OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1844	6/18/2021	WD	Q	I	01	192,500
GRANTOR: FLOYD RICHARD J & BRI						
GRANTEE: PATTON TIMOTHY EDWA						
1646/1716	10/30/2009	WD	U	I	12	130,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: FLOYD RICHARD J & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W48 S27 E48 N27 $
USP=[YR=2009;ORIG=-60,0] E12 S27 W12 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	000100	C	RES	100	0007	OR	0.00	0.00	5.11	AC		1.00	1.00	1.00	21,000.00	21,000.00	107,310							

REVIEW DATE 12/13/2024 BY WW Total Acres: 5.11 Total Land Value: 107,310 Market: 0 Agricultural: 0 Common: 107,310 PRINTED 07/09/2026 BY SYS

IN OR 2472/1844
2007/NOBI/DW/MH

PATTON TIMOTHY EDWARD
45050 ARIELS TRL
CALLAHAN, FL 32011

2026

12-2N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

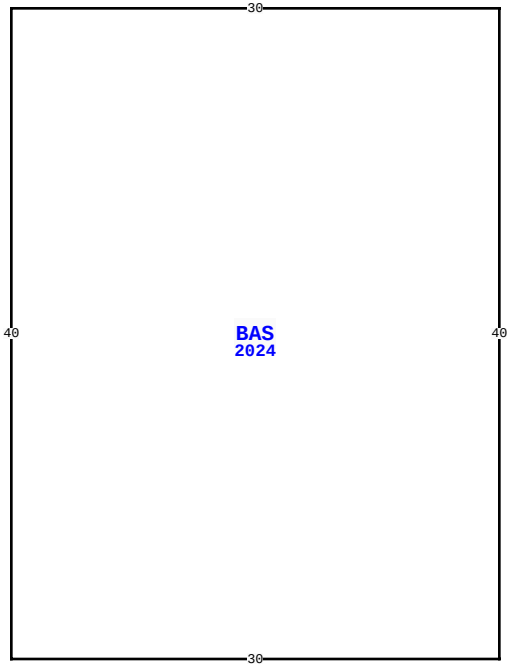
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	28,239
TOTALS	1,200			1,200	28,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	23.77	28,524	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 1200 HX Base Yr 2023



45050 ARIELS TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,968
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		107,310
TOTAL MARKET VALUE		246,278
SOH/AGL Deduction		23,537
ASSESSED VALUE		222,741
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		166,330
TOTAL JUST VALUE		246,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/1844	6/18/2021	WD	Q	I	01	192,500
GRANTOR: FLOYD RICHARD J & BRI						
GRANTEE: PATTON TIMOTHY EDWA						
1646/1716	10/30/2009	WD	U	I	12	130,000
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: FLOYD RICHARD J & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=30,10] E30 S40 W30 N40 $
.

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

REVIEW DATE 12/13/2024 BY WW Total Acres: 5.11 Total Land Value: 107,310 Market: 0 Agricultural: 0 Common: 107,310 PRINTED 07/09/2026 BY SYS