PT LOTS 6 7 & 8
IN OR 2751/1312
DUNNS SURVEY DBK B-10/48

BURNS JEFFREY & ALLISON
36457 PRATT SIDING RD
CALLAHAN, FL 32011

2026

22-3N-24-2320-0005-0030

BUILDING CHARACTERISTICS

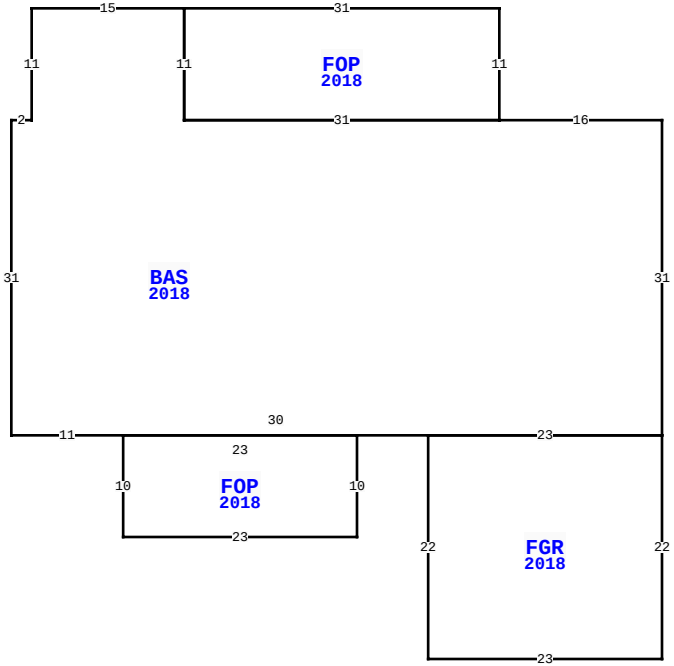
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,149	100	2018	2,149	337,548
FGR	506	55	2018	278	43,666
FOP	230	30	2018	69	10,838
FOP	341	30	2018	102	16,021
TOTALS	3,226			2,598	408,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,598	97.5456	161.93	420,694	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2025 Heated Area: 2149 HX Base Yr 2025



36457 PRATT SIDING RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	408,073
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,880
TOTAL MARKET VALUE	469,953
SOH/AGL Deduction	3,598
ASSESSED VALUE	466,355
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	414,944
TOTAL JUST VALUE	469,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012336	CO ISSUED	0	12/19/2018
18007405	NEW CONSTR	292,331	07/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/1312	10/31/2024	WD	Q	I	05	550,000
GRANTOR: WOMACK NICHOLE						
GRANTEE: BURNS JEFFREY & ALL						
2185/1995	3/16/2018	QC	U	V	11	100
GRANTOR: WOMACK ROCKY L & NICH						
GRANTEE: WOMACK ROCKY L & NI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FOP=[YR=2018] N11 W31 S11 E31$ W31 N11 W15 S11 W2 S31 E11 FOP=[YR=2018] S10 E23 N10 W23$ E30 FGR=[YR=2018] S22 E23 N22 W23$ E23 N31$.

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		OR	0.00	0.00	2.60	AC		1.00	1.00	0.70	34,000.00	23,800.00	61,880							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.60 Total Land Value: 61,880 Market: 0 Agricultural: 0 Common: 61,880 PRINTED 07/09/2026 BY SYS