

PT OF LOTS 7 & 8 PAR 7-1
IN OR 2816/1028 & ESMT
IN OR 331/313

RIDDLE ANTHONY J & MARGARET M
36549 PRATT SIDING RD
CALLAHAN, FL 32011

2026

22-3N-24-2320-0007-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Quality	03	Quality Level 03			
DOR CODE	0200	MOBILE HOME			
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	1,152	100	1995	1,152	148,682
UOP	480	25	2011	120	15,488
TOTALS	1,632			1,272	164,169

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0820	02	1,272	116.8000	99.28	126,284	1983	1983	0	0	130	70.00
1 M/H 93- 100% - 2026 Heated Area: 1152 HX Base Yr 2026											
BAS 1995 UOP 2011											
36549 PRATT SIDING RD, CALLAHAN											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								164,169				
TOTAL MARKET OB/XF VALUE								1,715				
TOTAL LAND VALUE - MARKET								40,000				
TOTAL MARKET VALUE								205,884				
SOH/AGL Deduction								0				
ASSESSED VALUE								205,884				
TOTAL EXEMPTION VALUE								HX HB		51,411		
BASE TAXABLE VALUE								154,473				
TOTAL JUST VALUE								205,884				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								87,998				