PT OF LOTS 7 & 8 (S-3)
IN OR 2087/1353
DUNNS SURVEY

DELACRUZ MARIANO JR & TAMMY
36445 PRATT SIDING ROAD
CALLAHAN, FL 32011

2026

22-3N-24-2320-0007-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

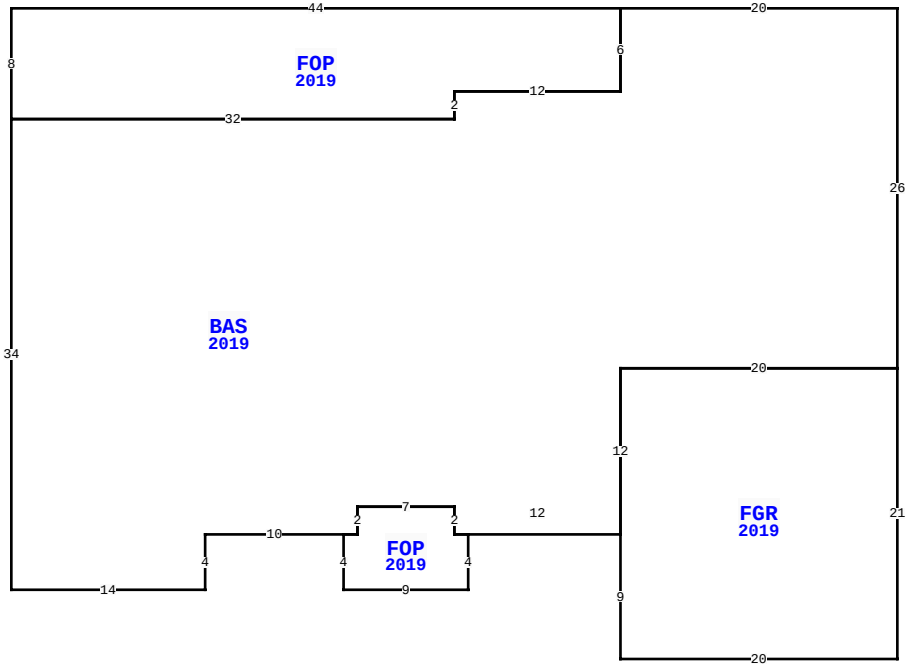
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2019	1,906	305,198
FGR	420	55	2019	231	36,989
FOP	50	30	2019	15	2,402
FOP	328	30	2019	98	15,693
TOTALS	2,704			2,250	360,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,250	120.6282	167.67	377,258	2019	2019	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2020 Heated Area: 1906 HX Base Yr 2020



36445 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 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		380,387
TOTAL MARKET OB/XF VALUE		5,805
TOTAL LAND VALUE - MARKET		68,000
TOTAL MARKET VALUE		454,192
SOH/AGL Deduction		174,429
ASSESSED VALUE		279,763
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,352
TOTAL JUST VALUE		454,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004667	CO ISSUED	0	05/06/2019
18011492	GARAGE	47,035	11/16/2018
18007963	NEW CONSTR	253,528	08/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1353	11/22/2016	TD	U	I	37	14,300
GRANTOR: JOHNSON SAMUEL EDWARD						
GRANTEE: DELACRUZ MARIANO JR						
2016/1788	12/02/2015	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JOHNSON SAMUEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W20 FOP=[YR=2019] W44 S8 E32 N2 E12 N6$ S6 W12 S2 W32 S34 E14 N4 E10 FOP=[YR=2019] S4 E9 N4 W1 N2 W7 S2 W1$ E1 N2 E7 S2 E12 FGR=[YR=2019] S9 E20 N21 W20 S12$ N12 E20 N26$.

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
2	1242	WD DECK A	0	100	0	0	1,350.00	SF	5.00	5.00	100	2021	2021	3	86	5,805	

LAND DESCRIPTION

TOTAL OB/XF 5,805

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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

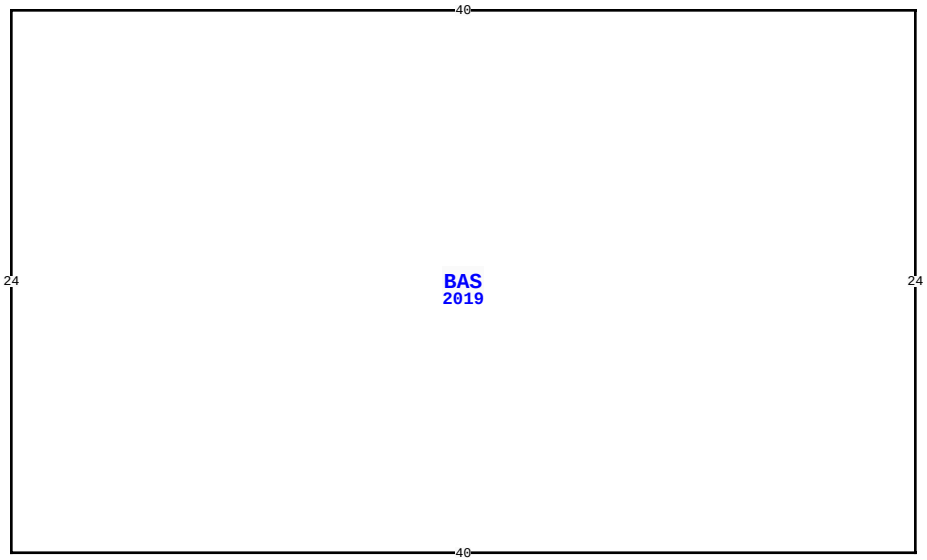
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2019	960	20,106
TOTALS	960			960	20,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	22.28	21,389	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2020 Heated Area: 960 HX Base Yr 2020



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2016/1788	12/02/2015	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JOHNSON SAMUEL E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S24 E40 N24$.

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 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS