PT OF E1/2 OF LOT 17 S-3
IN OR 2292/1842
R407748 & R407749

MOSES WILLIAM T & TAMMY L
36654 PATSY LANE
CALLAHAN, FL 32011

2026

26-3N-24-2300-0017-0030

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	08	SHT VINYL 70
Interior Floo	14	CARPET 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
Quality	04	Quality Level 04

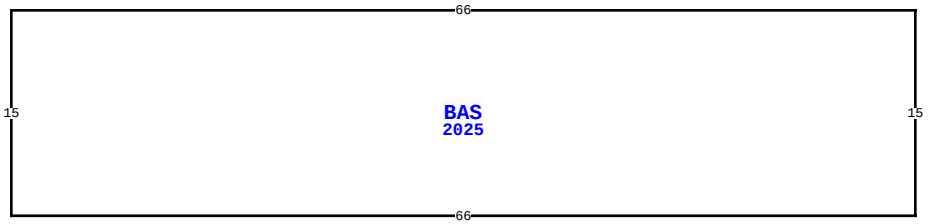
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100	2025	990	111,781
TOTALS	990			990	111,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	990	126.7200	114.05	112,910	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 0% - 2025 Heated Area: 990 HX Base Yr



36678 PATSY LN, 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	111,781
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	196,781
SOH/AGL Deduction	0
ASSESSED VALUE	196,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,781
TOTAL JUST VALUE	196,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240013748	REPLACEMENT SINGL	0	12/12/2024
MH240008305		0	07/16/2024
7951	MH MOVE-ON	27,000	10/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2292/1842	7/19/2019	WD	Q	I	01	75,000
GRANTOR: TAYLOR JEANETTE RHODE						
GRANTEE: MOSES WILLIAM T & T						
1894/0185	12/16/2013	QC	U	I	11	100
GRANTOR: TAYLOR JEANETTE RHODE						
GRANTEE: YORK JERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,20] S15 E66 N15 W66 $
.

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	0	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 12/04/2024 BY WW Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS