PT OF W1/2 OF LOT 17
IN OR 632 PG 595
R622250 & R622251

STOKES AMANDA RENEE MILLER &/MILLER THOMAS E
36562 PRATT SIDING RD
CALLAHAN, FL 32011

**2026**

**26-3N-24-2300-0017-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 04 | Quality Level 04 |

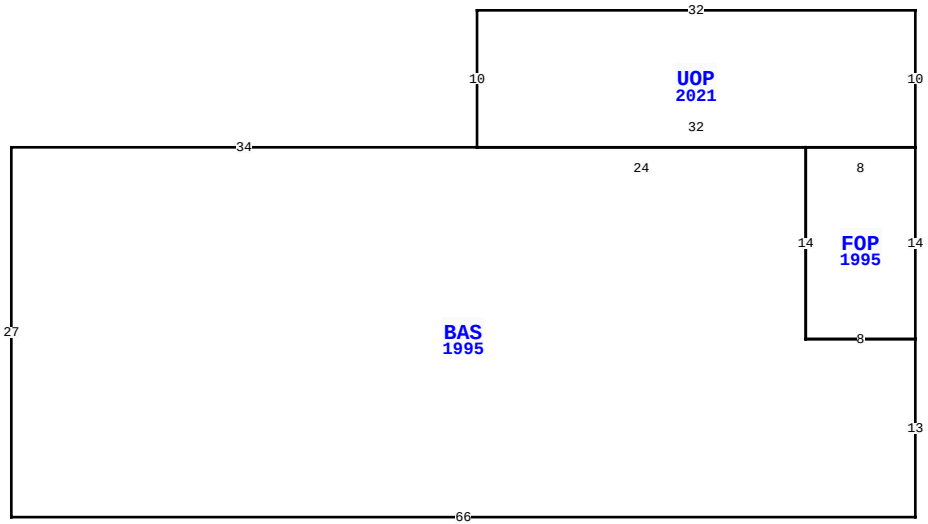
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,670 | 100 | 1995 | 1,670 | 57,931 |
| FOP | 112 | 30 | 1995 | 34 | 1,179 |
| UOP | 320 | 25 | 2021 | 80 | 2,775 |
| TOTALS | 2,102 | | | 1,784 | 61,885 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,784 | 128.4800 | 115.63 | 206,284 | 1995 | 1995 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ 50% - 2000 Heated Area: 1670 HX Base Yr 2000




36562 PRATT SIDING RD, CALLAHAN

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 61,885 |
| TOTAL MARKET OB/XF VALUE | | 409 |
| TOTAL LAND VALUE - MARKET | | 42,800 |
| TOTAL MARKET VALUE | | 105,094 |
| SOH/AGL Deduction | | 26,860 |
| ASSESSED VALUE | | 78,234 |
| TOTAL EXEMPTION VALUE | HA HAB | 25,000 |
| BASE TAXABLE VALUE | | 53,234 |
| TOTAL JUST VALUE | | 105,094 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 107,008 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MHU95812 | MH MOVE-ON | 0 | 03/03/1995 |
| 7102 | TEMP POLE | 0 | 12/05/1990 |
| 7527 | MH MOVE-ON | 12,619 | 10/18/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0632/0595 | 7/30/1991 | WD | Q | I | | 18,000 |
| GRANTOR: HALL FREDDIE & VELMA | | | | | | |
| GRANTEE: MILLER AMANDA & T E | | | | | | |
| 0229/0157 | 10/18/1976 | WD | Q | V | | 6,500 |
| GRANTOR: WYSE RICHARD H & BETT | | | | | | |
| GRANTEE: HALL FREDDIE M & VE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP=[YR=2021] W32 S10 BAS=[YR=1995] W34 S27 E66 N13
FOP=[YR=1995] N14 W8 S14 E8$ W8 N14 W24$ E32 N10$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0940 | SHEDS/PORT | 0 | 50 | 8 | 12 | 96.00 | SF | 21.30 | 21.30 | 100 | 1996 | 1996 | 3 | 20 | 409 | |

## LAND DESCRIPTION

TOTAL OB/XF 409

| 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 | 50 | 0005 | OR | 0.00 | 0.00 | 1.07 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 42,800 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.07 Total Land Value: 42,800 Market: 0 Agricultural: 0 Common: 42,800 PRINTED 07/09/2026 BY SYS