PT OF W1/2 OF LOT 18
IN OR 949/291
R407932 & R407933 &

GODWIN JOHNNY
36085 LEFY LANE
CALLAHAN, FL 32011

2026

26-3N-24-2300-0018-0020

BUILDING CHARACTERISTICS

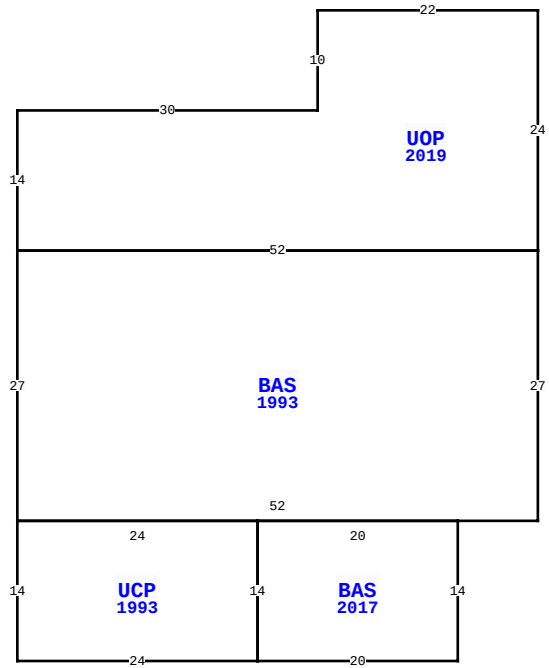
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,404	100	1993	1,404	61,952
BAS	280	100	2017	280	12,355
UCP	336	20	1993	67	2,956
UOP	948	25	2019	237	10,458
TOTALS	2,968			1,988	87,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,988	123.6000	105.06	208,859	1990	2000	0	0	0	58.00	42.00

1 M/H 93- 100% - 2001 Heated Area: 1684 HX Base Yr 2001



36085 LEAFY LN, 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		98,048
TOTAL MARKET OB/XF VALUE		14,925
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		212,973
SOH/AGL Deduction		112,930
ASSESSED VALUE		100,043
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,632
TOTAL JUST VALUE		212,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7235	ADDITION	4,998	05/17/1991
8129	MH MOVE-ON	29,530	04/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/1992	5/01/2017	WD	U	I	37	12,000
GRANTOR: RICHARDSON LEXIE DEAN						
GRANTEE: GODWIN JOHNNIE DOUG						
0949/0291	9/14/2000	WD	Q	I		56,000
GRANTOR: PRATT JANET F						
GRANTEE: GODWIN JOHNNY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W22 S10 W30 S14 BAS=[YR=1993] S27 UCP=[YR=1993] S14 E24 BAS=[YR=2017] E20 N14 W20 S14$ N14 W24$ E52 N27 W52$ E52 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
1	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
3	1242	WD DECK A	0	100	0	0	750.00	SF	5.00	5.00	100	2019	2019	3	78	2,925	

LAND DESCRIPTION

TOTAL OB/XF 14,925

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	1.23	AC		1.00	1.00	1.00	40,000.00	40,000.00	49,200							
2	000100	C	RES	100		OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	40,000.00	40,000.00	50,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.50 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS

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R407932 & R407933 &

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NASSAU COUNTY PROPERTY

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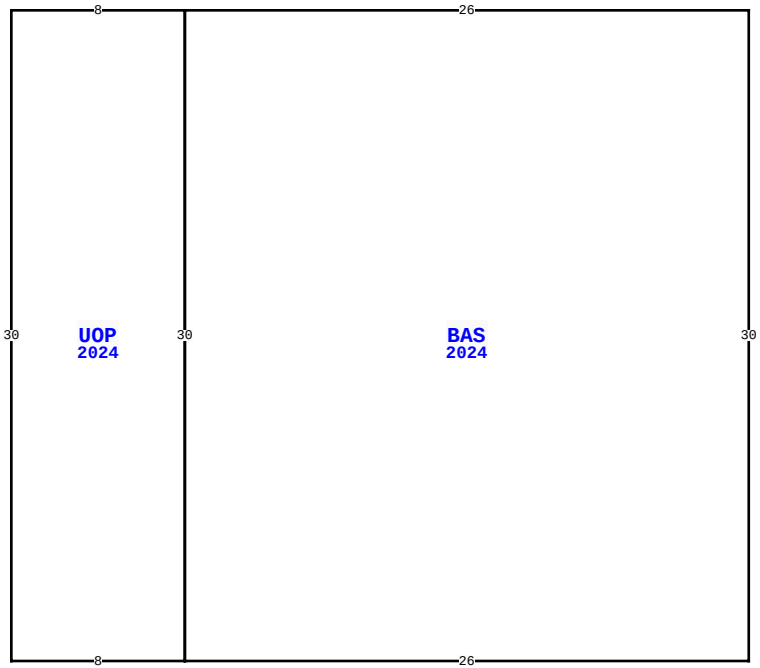
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2024	780	9,728
UOP	240	20	2024	48	599
TOTALS	1,020			828	10,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	828	56.1000	21.88	18,117	2000	2000	0	0	0	43.00	57.00

2 GARAGE RES 100% - 2026 Heated Area: 780 HX Base Yr 2001



36085 LEFY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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GRANTOR: RICHARDSON LEXIE DEAN						
GRANTEE: GODWIN JOHNNIE DOUG						
0949/0291	9/14/2000	WD	Q	I		56,000
GRANTOR: PRATT JANET F						
GRANTEE: GODWIN JOHNNY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E26 S30 W26 N30 $
UOP=[YR=2024;ORIG=42,10] E8 S30 W8 N30 $
.

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: 2.50 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS