PT OF LOT 18 (S-4)
IN OR 2193/751
2001 REDM SW/MH

MOSES WILLIAM THOMAS & TAMMY LEE
36654 PATSY LANE
CALLAHAN, FL 32011

2026

26-3N-24-2300-0018-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

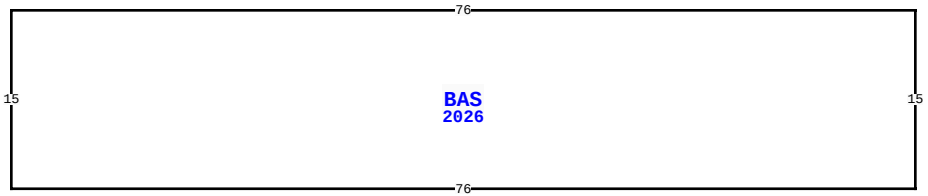
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2026	1,140	134,303
TOTALS	1,140			1,140	134,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	132.2200	119.00	135,660	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 1140 HX Base Yr 2019



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		134,303
TOTAL MARKET OB/XF VALUE		4,480
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		223,783
SOH/AGL Deduction		33,199
ASSESSED VALUE		190,584
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,173
TOTAL JUST VALUE		223,783
NCON VALUE		134,303
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260003647			04/07/2026
MH250007205	MANU REPL	0	07/01/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0751	4/26/2018	WD	Q	I	01	105,000
GRANTOR: MCGREW JASON A & SHAN						
GRANTEE: MOSES WILLIAM THOMA						
1542/0852	12/26/2007	WD	Q	I		125,000
GRANTOR: MUMMAW MARK C						
GRANTEE: MCGREW JASON A & SH						

36654 PATSY LN, CALLAHAN

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

BUILDING NOTES

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
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2005	2005	3	32	4,480	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,0] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,480

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	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 09/30/2025 BY WW Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS