PT OF W1/2 LOT 19 IN 2418/529
MAP OF TWNSHP 3,4 & 5N-RNG 23
& 24E S/D OF SEC 26-3N-24E UNR

GODWIN DUSTIN & ASHLEY/WALDEN JAMES E III
36088 LEAFY LN
CALLAHAN, FL 32011

2026

26-3N-24-2300-0019-0030

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	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	03	Quality Level 03

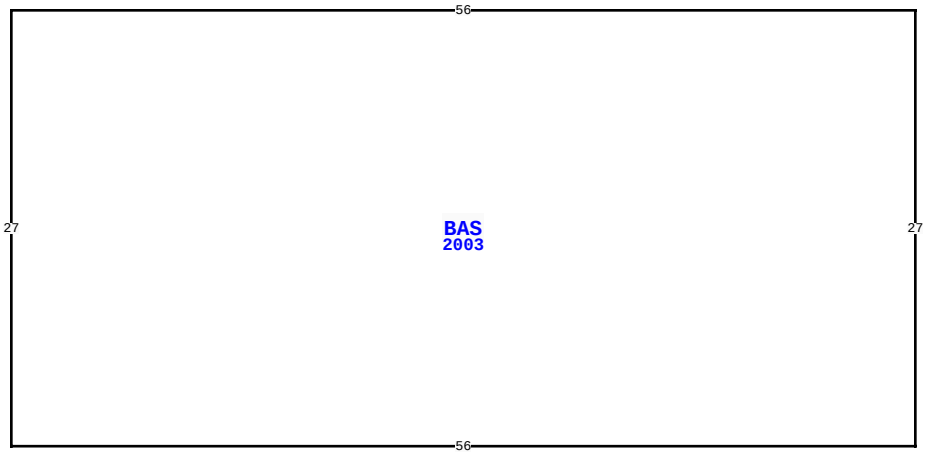
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2003	1,512	76,869
TOTALS	1,512			1,512	76,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	122.8000	110.52	167,106	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2026 Heated Area: 1512 HX Base Yr 2026



36088 LEAFY LN, 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		76,869
TOTAL MARKET OB/XF VALUE		6,742
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		188,611
SOH/AGL Deduction		0
ASSESSED VALUE		188,611
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,200
TOTAL JUST VALUE		188,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310660	DEMOLITION	0	04/09/2003
MH03	MH MOVE-ON	0	01/03/2003
P036468	MH MOVE-ON	0	01/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/223	1/31/2025	WD	U	I	30	180,000
GRANTOR: GODWIN JOHNNY D & LOR						
GRANTEE: GODWIN DUSTIN & ASH						
2418/0529	12/15/2020	WD	U	I	37	70,000
GRANTOR: ROBERSON VELMA M						
GRANTEE: GODWIN JOHNNY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S27 E56 N27$.

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	22	40	880.00	SF	24.85	24.85	100	1985	1985	3	20	4,374	
5	0751	UOP	0	100	8	20	160.00	SF	10.00	10.00	100	2003	2003	3	29	464	
6	0751	UOP	0	100	10	16	160.00	SF	10.00	10.00	100	2003	2003	3	29	464	
8	0351	CARPORT MT	0	100	40	18	720.00	SF	10.00	10.00	100	2003	2003	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 6,742

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	3.75	AC		1.00	1.00	1.00	28,000.00	28,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.75 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS