

PT OF NW1/4 OF NE1/4
E OF ACL R/W
IN OR 1535/1513

MILLER DWAIN K
36144 PRATT SIDING ROAD
CALLAHAN, FL 32011

2026

27-3N-24-0000-0001-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	05	AVERAGE 100	0100	01	1,285	102.9600	108.11	138,921	1970	1975	0	0	0	19.75	80.25	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2008 Heated Area: 1152 HX Base Yr 2008													Tax Group: 4 Tax Dist:															
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 111,484															
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 29,457															
Interior Floo	05	ASPH TILE 100														TOTAL LAND VALUE - MARKET 68,000															
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 208,941															
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 98,846															
Bedrooms		2 100														ASSESSED VALUE 110,095															
Bathrooms		1 100														TOTAL EXEMPTION VALUE HX HB 51,411															
Frame	03	MASONRY 100														BASE TAXABLE VALUE 58,684															
Stories	1.	1. 100														TOTAL JUST VALUE 208,941															
Units		0 100														NCON VALUE 0															
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																												
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 206,225																												
Quality 03 Quality Level 03																															
DOR CODE 0100 SINGLE FAMILY																															
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	720	100	1993	720	62,466																										
BAS	432	100	2008	432	37,480																										
FOP	188	30	2003	56	4,858																										
FSP	192	40	1993	77	6,680																										
TOTALS 1,532 1,285 111,484			36144 PRATT SIDING RD, CALLAHAN													BLD DATE			LGL DATE			05/12/2026 MLU									
EXTRA FEATURES			XF DATE													LAND DATE															
INC DATE			AG DATE																												
L N	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														
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2018	2018	3	81	17,010															
5	0351	CARPORT MT	0	100	40	20	800.00	SF	6.90	6.90	100	2017	2017	3	70	3,864															
6	0300	BOAT DCK W	0	100	0	0	106.00	SF	40.00	40.00	100	2026	2024		98	4,155															
7	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2026	2020		82	4,428															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000														
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS																															