

SHODA KATIE
36074 PRATT SIDING RD
HILLIARD, FL 32046

27-3N-24-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall25MOD METAL 100
Roof Structure03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 70
Interior Wall07NONE 30
Interior Floor13LVT/LAMMT 70
Interior Floor03CONC FINSH 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories05STEEL 100
Units1.51.5 100
 0 100

Quality01Quality Level 01
DOR CODE5000IMPROVED AG
MAP NUMMKT AREA09
NEIGHBORHOOD/LOC9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	2026	1,650	185,279
FOP	160	30	2026	48	5,390
FOP	290	30	2026	87	9,769
STR	64	10	2026	6	674
UGR	600	45	2026	270	30,318
UST	888	45	2026	400	44,916

TOTALS	3,652			2,461	276,346
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EXTRA FEATURES36074 PRATT SIDING RD, CALLAHAN

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,46180.7840112.29276,346202520250000.00100.00

1 SNGL FAM100% - 2026Heated Area: 1650HX Base Yr 2026

The floor plan shows a main rectangular building with several extensions. Dimensions are provided for walls and areas. Labels include FOP 2026, BAS 2026, UGR 2026, STR 2026, and UST 2026.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE276,346

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET365,255

TOTAL MARKET VALUE358,617

SOH/AGL Deduction0

ASSESSED VALUE358,617

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE307,206

TOTAL JUST VALUE641,601

NCON VALUE276,346

INCOME VALUE

PREVIOUS YEAR MKT VALUE354,842

PERMIT NUMDESCRIPTIONAMTISSUED

25001172910/22/2025

23000027NEW CONSTR329,73901/03/2023

SALES DATA

OFF RECORDTypeInstQ / VRSNSALE

NumberDATECDIPRICE

2522/104012/17/2021WDQV01250,000

GRANTOR: G&H LAND & TIMBER INV

GRANTEE: SHODA KATIE

2270/14644/25/2019SWQV051,490,100

GRANTOR: CASSIDY CAROL T & RIC

GRANTEE: G&H LAND AND TIMBER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026; ORIG=10,0] S30 E13 E16 E26 N30 W26 W29 \$
UGR=[YR=2026; ORIG=65,0] E20 S30 W20 N30 \$
FOP=[YR=2026; ORIG=10,-10] E29 S10 W29 N10 \$
FOP=[YR=2026; ORIG=23,30] E16 S10 W16 N10 \$
UST=[YR=2026; ORIG=128,0] W28 S18 W4 S12 E32 N20 N10 \$
STR=[YR=2026; ORIG=128,0] E10 S4 W6 S6 W4 N10 \$

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/12/2026MLU DC04/11/2024

LAND DESCRIPTIONTOTAL OB/XF0

LNUSE CLSLAND USECAPRDLOCFRONTDEPTHTOT LNDUNITDPHT% TOT UNITADJ LANDOTHER YEAR DENSITYDECLFRZYR CONSRV

CODEDESCRIPTIONCLSCAPRDLNDDPTHCONDADJPRICEVALUEADJUSTMENTSAND NOTESYEARDENSITYDECLFRZYR CONSRV

1005000CAGRICULTURAL100OR0.000.006.60AC1.001.001.0011,000.0011,000.0072,600

2006005APASTURE - GR0OR18.00AC1.001.001.00370.00370.006,660

3005901AHARDWOOD SI0OR10.60AC1.001.001.00200.00200.002,120

4005601ATIMBER 3 P S0OR2.70AC1.001.001.00330.00330.00891

5009910MMARKET VALUE0OR31.30AC1.000.850.8511,000.009,350.00292,655

REVIEW DATE12/19/2025BYWWTotal Acres: 37.90Total Land Value: 82,271Market: 292,655Agricultural: 9,671Common: 72,600PRINTED 07/09/2026 BY SYS