PT OF LOTS 63 & 64
IN OR 2770/1898
CORNWALL SURVEY

MAY CORTNEY MICHELLE/ROSADO ROBERTO
36452 PRATT SIDING RD
CALLAHAN, FL 32011

2026

27-3N-24-2020-0063-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

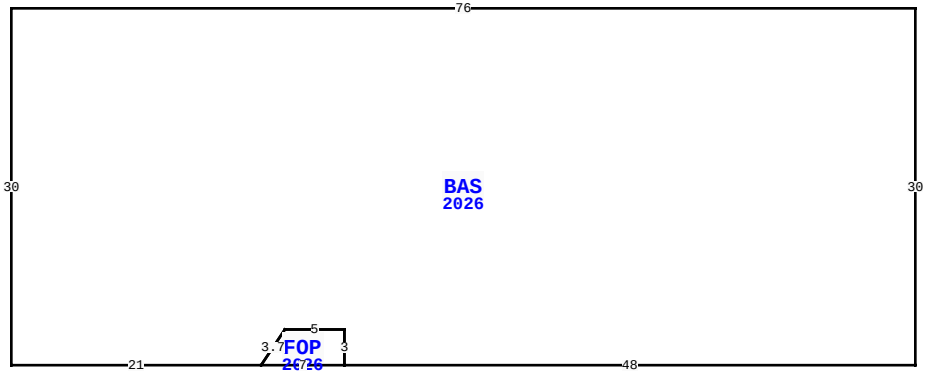
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2026	2,262	258,939
FOP	18	30	2026	5	572
TOTALS	2,280			2,267	259,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,267	128.4800	115.63	262,133	2025	2025	0	0	0	1.00	99.00

2 M/H 94+ 100% - 2026 Heated Area: 2262 HX Base Yr 2015



36452 PRATT SIDING RD, CALLAHAN

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

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	0351	CARPORT MT	0	100	36	48	1,728.00	SF	10.00	10.00	100	2022	2022	3	90	15,552	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,512
TOTAL MARKET OB/XF VALUE		15,552
TOTAL LAND VALUE - MARKET		97,240
TOTAL MARKET VALUE		372,304
SOH/AGL Deduction		40,831
ASSESSED VALUE		331,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		280,062
TOTAL JUST VALUE		372,304
NCON VALUE		259,512
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250002040	REPLACEMENT DOUBL	0	02/26/2025
22015527	GARAGE	52,220	10/17/2022
MH145556	CO ISSUED	0	05/19/2014
MH145556	MH MOVE-ON	0	04/01/2014
MH143095	MH MOVE-ON	0	03/27/2014
CO250005603			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1898	2/13/2025	QC	U	I	11	100
GRANTOR: MAY CORTNEY MICHELLE						
GRANTEE: MAY CORTNEY MICHELL						
2770/1896	1/21/2025	QC	U	I	11	100
GRANTOR: MAY TROY MATTHEW						
GRANTEE: MAY CORTNEY MICHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E76 S30 W48 N3 W5 D3L2 W21 N30 $
FOP=[YR=2026;ORIG=58,40] N3 W5 D3L2 E7 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,552

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	2.86	AC		1.00	1.00	1.00	34,000.00	34,000.00	97,240							

REVIEW DATE 06/24/2025 BY WW Total Acres: 2.86 Total Land Value: 97,240 Market: 0 Agricultural: 0 Common: 97,240 PRINTED 07/09/2026 BY SYS