LOT 45
IN OR 380 PG 28
NASSAU VILLAGE 5 UNR

PATTERSON BOBBY O JR/PATTERSON JENNIFER AMY
450855 SR 200
CALLAHAN, FL 32011

2026

37-1N-25-299E-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

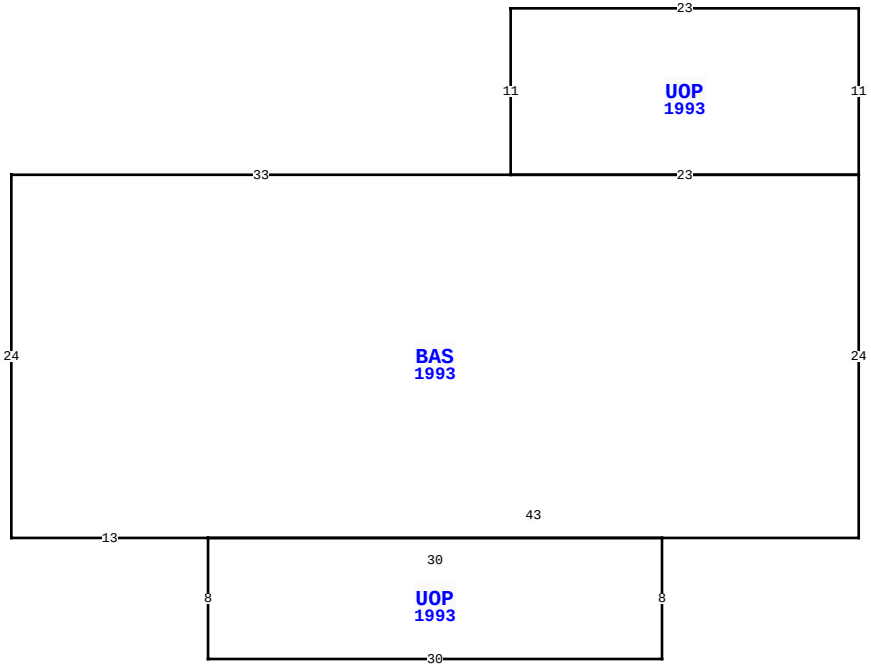
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	40,510
UOP	240	25	1993	60	1,808
UOP	253	25	1993	63	1,899
TOTALS	1,837			1,467	44,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,467	118.2000	100.47	147,389	1976	1978	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 1344 HX Base Yr



540784 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	44,217
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	95,217
SOH/AGL Deduction	0
ASSESSED VALUE	95,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,217
TOTAL JUST VALUE	95,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5391	REPAIR/RRF	9,950	12/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2777/253	8/16/2024	QC	U	I	11	36,000
GRANTOR: BLOUNT JAMES						
GRANTEE: PATTERSON BOBBY O J						
2781/452	8/28/2023	WD	U	I	11	100
GRANTOR: ASHLEY KATHY						
GRANTEE: BLOUNT JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W23 S11 BAS=[YR=1993] W33 S24 E13 UOP=[YR=1993] S8 E30 N8 W30$ E43 N24 W23$ E23 N11$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0004	RM	130.00	331.00	1.00	LT		1.00	1.00	1.00	51,000.00	51,000.00	51,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 07/09/2026 BY SYS