PT LOT 10
IN OR 2799/887
SECS 46-2N-25E & 37-1N-25E

PATTERSON MICHAEL & AMANDA
54170 TWIN POND LN
CALLAHAN, FL 32011

2026

37-1N-25-299R-0010-0030

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

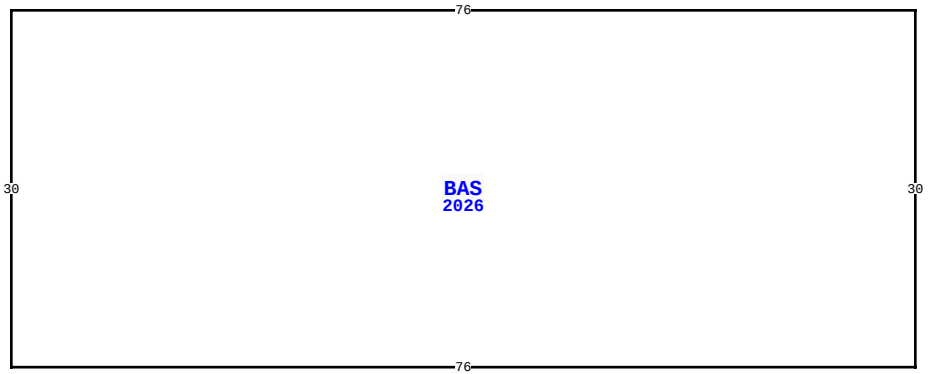
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2026	2,280	273,957
TOTALS	2,280			2,280	273,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	134.8600	121.37	276,724	2025	2025	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2026 Heated Area: 2280 HX Base Yr 2026



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		273,957
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		53,500
TOTAL MARKET VALUE		330,957
SOH/AGL Deduction		0
ASSESSED VALUE		330,957
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		279,546
TOTAL JUST VALUE		330,957
NCON VALUE		273,957
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH250008764	N MFH 505	0	08/06/2025
250011429			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/887	7/02/2025	WD	U	I	11	100
GRANTOR: PATTERSON CHARLES J &						
GRANTEE: PATTERSON MICHAEL J						
2786/1759	5/09/2025	WD	U	V	11	100
GRANTOR: PATTERSON CHARLES J &						
GRANTEE: PATTERSON MICHAEL &						

54170 TWIN POND LN, CALLAHAN

BLD DATE	08/26/2008	JW	LGL DATE	
XF DATE			LAND DATE	05/07/2026 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	0350	CARPORT WD	0	100	23	20	460.00	SF	13.00	13.00	100	2025	2002		20	1,196	
2	0680	POLE SHED	0	100	12	12	144.00	SF	10.00	10.00	100	2025	2002		28	403	
3	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2025	2002		20	749	
4	0940	SHEDS/PORT	0	100	24	8	192.00	SF	30.00	30.00	100	2025	2002		20	1,152	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E76 S30 W76 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	50,000.00	50,000.00	53,500							

REVIEW DATE 11/19/2025 BY TW Total Acres: 1.07 Total Land Value: 53,500 Market: 0 Agricultural: 0 Common: 53,500 PRINTED 07/09/2026 BY SYS