

LOT 9 R 108138 & 108139
IN OR 663/1588
FPL ESM OR 385/125 & 402/252

LINDSAY MARY ANN
36183 HOLIDAY DR
CALLAHAN, FL 32011

2023

37-3N-24-2710-0009-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	25	MOD METAL 100								0820	02	1,344	105.8000	68.77	92,427	1983	1983	0	0	0	70.00	30.00																											
Roof Structur	03	GABLE/HIP 100								1 M/H 93- - 100% - 1993										Heated Area: 1344										HX Base Yr 1993																			
Roof Cover	12	MODULAR MT 100								24 56 56 24 BAS 1993																																							
Interior Wall	04	PLYWOOD 100																																															
Interior Floo	14	CARPET 70																																															
Interior Floo	08	SHT VINYL 30																																															
Air Condition	03	CENTRAL 100																																															
Heating Type	04	AIR DUCTED 100																																															
Bedrooms		3 100																																															
Bathrooms		2 100																																															
Frame	02	WOOD FRAME 100																																															
Stories	1.	1. 100																																															
Units		0 100																																															
BUD8 Adjustme	04	DIST 01 100																																															
Quality		03	Quality Level 03																																														
DOR CODE		0200 MOBILE HOME																																															
MAP NUM										MKT AREA		09																																					
NEIGHBORHOOD/LOC		9001.00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	1,344	100	1,344	27,728																																													
TOTALS		1,344	1,344	27,728																																													
EXTRA FEATURES										36183 HOLIDAY DR, CALLAHAN										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/13/2023 MLU									
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																																
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	56	1,960																																	
2	0940	SHEDS/PORT	0	100	24	10	240.00	SF	21.30	21.30	100	1993	1993	3	20	1,022																																	
3	0753	UEP	0	100	36	9	324.00	SF	16.50	16.50	100	2011	2011	3	68	3,635																																	
LAND DESCRIPTION																						TOTAL OB/XF 6,617																											
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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																																
REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																																	