LOT 10 R359930
IN OR 1141/1019
HOLIDAY ACRES SUB PB 4/50

NEWMAN FRANKLIN LEROY II
36147 HOLIDAY DRIVE EAST
CALLAHAN, FL 32011

2023

37-3N-24-2710-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

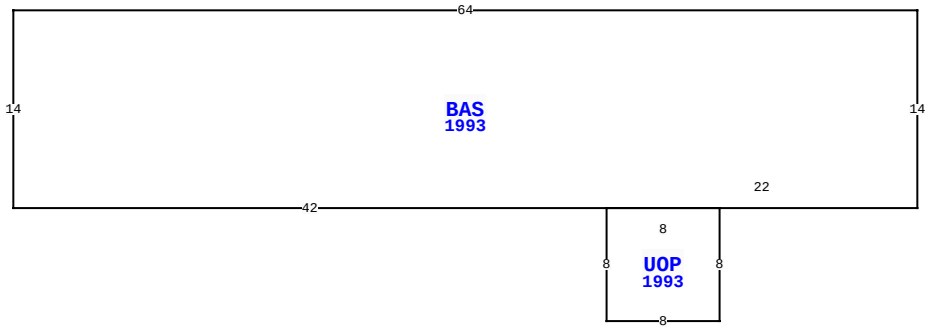
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	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	896	100	896	18,241
UOP	64	25	16	326
TOTALS	960		912	18,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	104.4000	67.86	61,888	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 896 HX Base Yr



36147 HOLIDAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		18,566
TOTAL MARKET OB/XF VALUE		2,071
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		50,637
SOH/AGL Deduction		28,851
ASSESSED VALUE		21,786
TOTAL EXEMPTION VALUE	HX HB WR	21,786
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		50,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7488	MH MOVE-ON	10,150	09/27/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1141/1019	6/02/2003	WD	U	I	10	25,000
GRANTOR: NEWMAN FRANKLIN & MAR						
GRANTEE: NEWMAN FRANKLIN L I						
0558/1048	12/12/1988	AD	U	V	11	25,000
GRANTOR: NEWMAN FRANKLIN L						
GRANTEE: NEWMAN FRANKLIN II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S14 E42 UOP=[YR=1993] S8 E8 N8 W8$ E22 N14$.

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	0752	USP	0	100	34	14	476.00	SF	15.00	15.00	100	2000	2000	3	29	2,071	

LAND DESCRIPTION

TOTAL OB/XF 2,071

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	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