LOT 14
HOLIDAY ACRES SUB PB 4/50

BANNISTER JOSHUA LEE/WHITE KAYLYNN LILLIAN
36031 HOLIDAY DR
CALLAHAN, FL 32011

2023

37-3N-24-2710-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

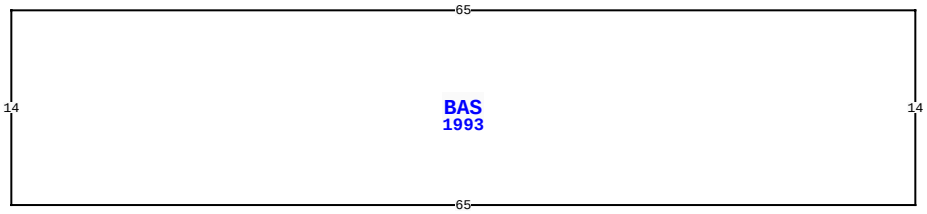
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	16,503
TOTALS	910		910	16,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	910	93.0000	60.45	55,010	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 910 HX Base Yr



36031 HOLIDAY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	16,503
TOTAL MARKET OB/XF VALUE	669
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	47,172
SOH/AGL Deduction	0
ASSESSED VALUE	47,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,172
TOTAL JUST VALUE	47,172
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0144	6/13/2022	QC	U	I	11	100
GRANTOR: BANNISTER ERNEST MITC						
GRANTEE: BANNISTER JOSHUA LE						
1197/1159	12/24/2003	WD	U	I	01	17,500
GRANTOR: BANNISTER HERBERT L &						
GRANTEE: BANNISTER ERNEST M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S14 E65 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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
2	1243	WD DECK F	0	0	8	7	56.00	SF	8.00	8.00	100	2000	2000	3	20	90	

LAND DESCRIPTION

TOTAL OB/XF 669

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	0	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 10/07/2020 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS