

LOT 16
IN OR 1889/728
R583244 & R583245

JOHNSON PHYLLIS E & ALBERT T
36002 HOLIDAY DR
CALLAHAN, FL 32011

2023

37-3N-24-2710-0016-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CD CONSTRUCTION										PAGE 1 of 1										4												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	30	VINYL 100	0820	02	1,836	116.8000	75.92	139,389	1993	1993	0	0	0	70.00	30.00	STANDARD																
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2015										Heated Area: 1836										HX Base Yr 2015									
Roof Cover	03	COMP SHNGL 100	27 68 68 27 BAS 1993																													
Interior Wall	05	DRYWALL 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	1,836	100	1,836	41,817																												
TOTALS			1,836	1,836	41,817																											
EXTRA FEATURES			36002 HOLIDAY DR, CALLAHAN																													
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																
2	1242	WD DECK A	0 100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192																	
3	0511	GARAGE CB-	0 100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	59.5	14,851																	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660																	
5	1242	WD DECK A	0 100	0	0	350.00	SF	10.00	10.00	100	2018	2018	3	86	3,010																	
LAND DESCRIPTION			TOTAL OB/XF 20,713																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	62,400															
REVIEW DATE 09/12/2019 BY TWA Total Acres: 2.08 Total Land Value: 62,400 Market: 0 Agricultural: 0 Common: 62,400 PRINTED 08/02/2023 BY SYS																																