PT OF LOTS 4 & 5
IN OR 2420/1835
HOLIDAY TIME SUB PB 5/14

HICKS BRIAN S & CHRISTINE C
36187 J W ELLIOTT DR
CALLAHAN, FL 32011

2023

37-3N-24-2720-0004-0000

BUILDING CHARACTERISTICS

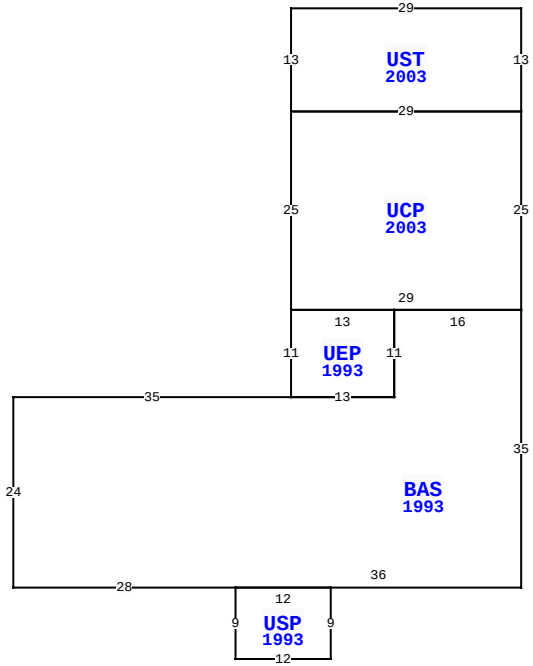
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,712	100	1,712	41,129
UCP	725	20	145	3,484
UEP	143	70	100	2,402
USP	108	50	54	1,297
UST	377	55	207	4,973
TOTALS	3,065		2,218	53,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,218	123.2000	80.08	177,617	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1712 HX Base Yr 2021



36187 JW ELLIOTT DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		53,285
TOTAL MARKET OB/XF VALUE		3,137
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		100,522
SOH/AGL Deduction		21,755
ASSESSED VALUE		78,767
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,767
TOTAL JUST VALUE		100,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311048	CARPORT	14,280	01/04/2003
B029508	XFOB	0	04/01/2002
7078	XFOB	918	03/13/1991
8005	MH MOVE-ON	20,000	12/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/1835	12/28/2020	WD	U	I	11	100
GRANTOR: HICKS JEFFREY & PAMEL						
GRANTEE: HICKS BRIAN S & CHR						
2118/1087	4/04/2017	WD	U	I	11	100
GRANTOR: BUCHANAN TOM & WRAY E						
GRANTEE: HICKS JEFFREY & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2003] W29 S13 UCP=[YR=2003] S25 UEP=[YR=1993] S11 BAS=[YR=1993] W35 S24 E28 USP=[YR=1993] S9 E12 N9 W12$ E36 N35 W16 S11 W13$ E13 N11 W13$ E29 N25 W29$ E29 N13$.

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	0802	ASPHALT B	0	100	8	108	864.00	SF	2.40	2.40	100	1989	1989	3	50	1,037	
4	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1991	1991	3	64	799	
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	
7	0350	CARPORT WD	0	100	14	12	168.00	SF	13.00	13.00	100	1995	1995	3	20	437	

LAND DESCRIPTION

TOTAL OB/XF 3,137

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	0005	OR	0.00	0.00	1.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	44,100							

REVIEW DATE 06/26/2018 BY TWX Total Acres: 1.47 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 08/02/2023 BY SYS