

PT OF LOTS 4 & 5 (S-3)
IN OR 2050/846
HOLIDAY TIME SUB PB 5/14

JONES LOERN & KASIE
36113 JW ELLIOTT DR
CALLAHAN, FL 32011

2023

37-3N-24-2720-0004-0030



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 60		
Interior Floo	13	LVT/LAMNT 40		
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		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		09
NEIGHBORHOOD/LOC	9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100	2,044	193,868
FGR	506	55	278	26,368
FOP	10	30	3	285
USP	352	30	106	10,054
TOTALS	2,912		2,431	230,574

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	121.4906	109.65	266,559	2004	2004	0	0	0	13.50	86.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2044 HX Base Yr 2017												
36113 JW ELLIOTT DR, CALLAHAN												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				230,574			
TOTAL MARKET OB/XF VALUE				7,264			
TOTAL LAND VALUE - MARKET				30,210			
TOTAL MARKET VALUE				268,048			
SOH/AGL Deduction				93,164			
ASSESSED VALUE				174,884			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				124,884			
TOTAL JUST VALUE				268,048			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				243,023			