PT OF LOT 6
IN OR 1811/1109
R673244 & R673245

ISLEY HOLDINGS LLC
36252 JW ELLIOT DR
CALLAHAN, FL 32011

2023

37-3N-24-2720-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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
Quality	03	Quality Level 03

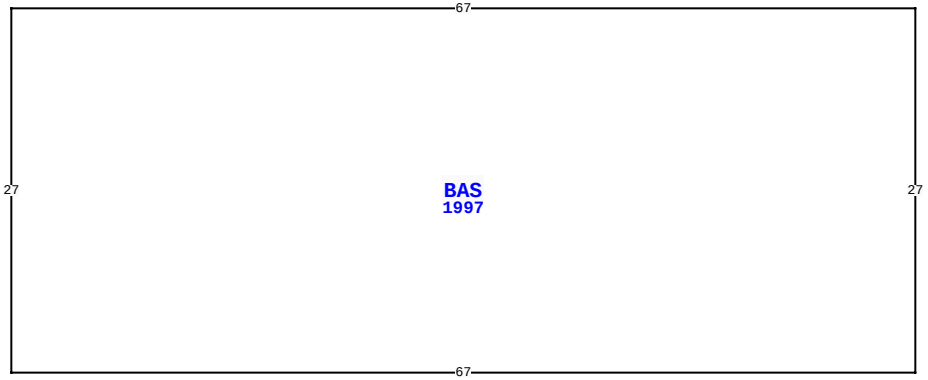
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1,809	65,311
TOTALS	1,809		1,809	65,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,809	122.8000	85.96	155,502	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 1809 HX Base Yr



36245 J W ELLIOTT 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	65,311
TOTAL MARKET OB/XF VALUE	2,835
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	98,146
SOH/AGL Deduction	11,027
ASSESSED VALUE	87,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,119
TOTAL JUST VALUE	98,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	MH MOVE-ON	0	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1811/1109	8/28/2012	WD	U	I	12	39,500
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: ISLEY HOLDINGS LLC						
1797/0376	6/11/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NA TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W67 S27 E67 N27$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS