W1/3 OF LOT 8 & PAR 14 &
S-1 OF LOT 9
IN OR 930/1175 & OR 1571/1408

ISLEY KENNETH W & LOIS J
36252 J W ELLIOTT DRIVE
CALLAHAN, FL 32011

2023

37-3N-24-2720-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

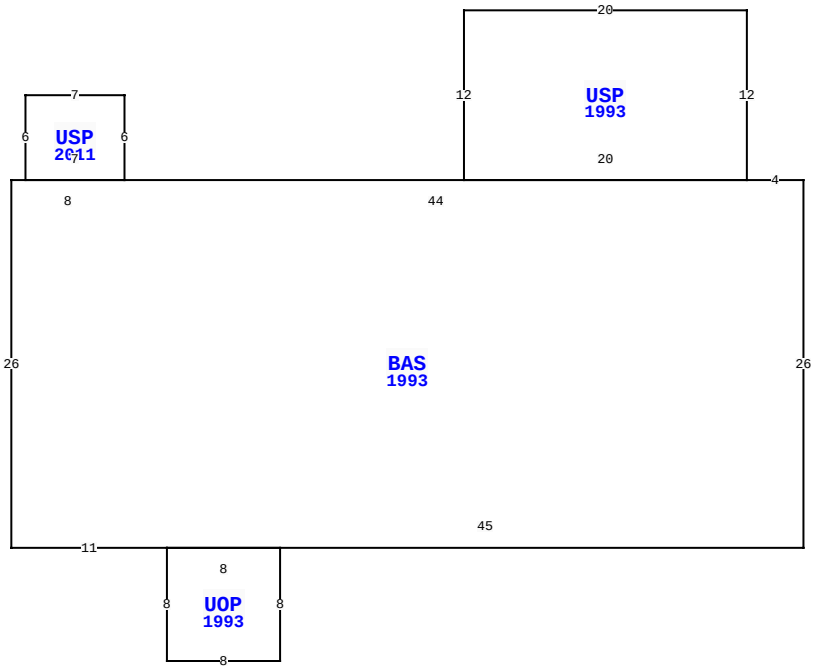
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	33,389
UOP	64	25	16	367
USP	240	50	120	2,752
USP	42	50	21	482
TOTALS	1,802		1,613	36,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,613	117.6000	76.44	123,298	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1456 HX Base Yr



36252 JW 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		36,989
TOTAL MARKET OB/XF VALUE		8,561
TOTAL LAND VALUE - MARKET		30,425
TOTAL MARKET VALUE		75,975
SOH/AGL Deduction		42,874
ASSESSED VALUE		33,101
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,101
TOTAL JUST VALUE		75,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632498	CARPORT	8,437	06/30/2016
B24886	ADDITION	14,062	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0930/1175	5/02/2000	WD	U	I	01	100
GRANTOR: ISLEY LOIS J LATHAM						
GRANTEE: ISLEY KENNETH W & L						
0415/0736	3/01/1984	QC	U	I		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 USP=[YR=1993] N12 W20 S12 E20$ W44
USP=[YR=2011] N6 W7 S6 E7$ W8 S26E11UOP=[YR=1993] S8 E8 N8
W8$ E45 N26$.

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
2	0510	GARAGE WD-	0	100	24	36	864.00	SF	24.85	24.85	100	1976	1976	3	20	4,294	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	29	1,253	
5	0751	UOP	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	29	186	
6	0350	CARPORT WD	0	100	20	14	280.00	SF	13.00	13.00	100	2000	2000	3	20	728	

LAND DESCRIPTION

TOTAL OB/XF 8,561

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.00	UT		1.00	1.00	1.00	425.00	425.00	425							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,425 Market: 0 Agricultural: 0 Common: 30,425 PRINTED 08/02/2023 BY SYS