IN OR 874 PG 1037
MH/ID 11419768A & 11419768B

HURLBURT MARK A
36054 CLOVER LANE
CALLAHAN, FL 32011

2024

37-3N-24-0000-0012-0040

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 100
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

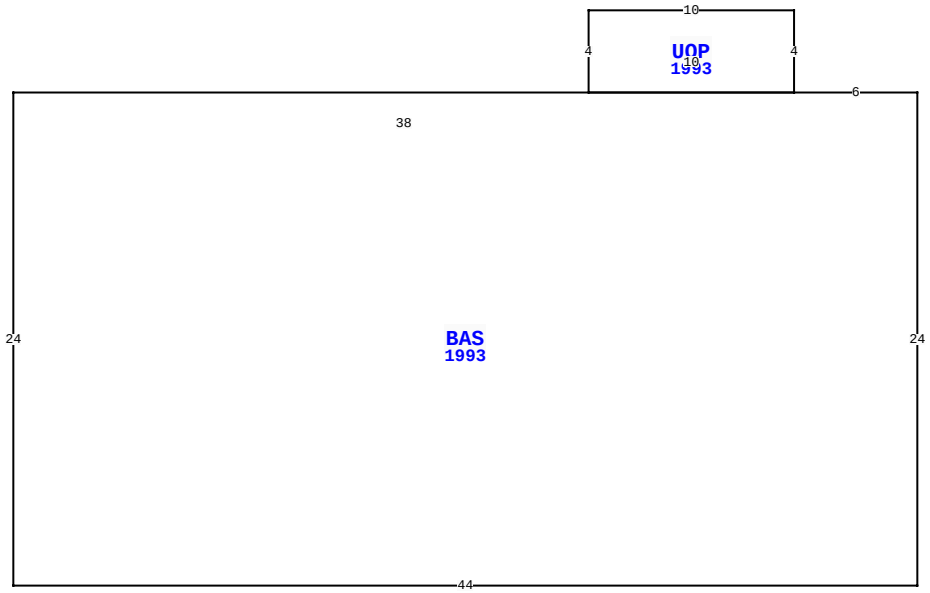
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	26,168
UOP	40	25	10	248
TOTALS	1,096		1,066	26,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,066	118.0000	82.60	88,052	1987	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 1056 HX Base Yr 1999



36054 CLOVER LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		26,416
TOTAL MARKET OB/XF VALUE		5,300
TOTAL LAND VALUE - MARKET		84,900
TOTAL MARKET VALUE		116,616
SOH/AGL Deduction		80,096
ASSESSED VALUE		36,520
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,520
TOTAL JUST VALUE		116,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0874/1037	3/15/1999	WD	U	I		0
GRANTOR: SULLIVAN RONALD D						
GRANTEE: HURLBURT MARK A						
0847/1915	9/09/1998	WD	Q	I		59,000
GRANTOR: SULLIVAN RONALD D						
GRANTEE: HURLBURT MARK A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=1993] N4 W10 S4 E10$ W38 S24 E44 N24$.

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	0510	GARAGE WD-	0	100	24	40	960.00	SF	26.95	26.95	100	1992	1992	3	20	5,174	
2	1242	WD DECK A	0	100	7	9	63.00	SF	10.00	10.00	100	1992	1992	3	20	126	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	2.83	AC		1.00	1.00	1.00	30,000.00	30,000.00	84,900							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 2.83 Total Land Value: 84,900 Market: 0 Agricultural: 0 Common: 84,900 PRINTED 08/06/2024 BY SYS