LOT 3
IN OR 2018/1428
HOLIDAY ACRES SUB PB 4/50

SHAW DONALD GRAHAM & DAWN L
36315 HOLIDAY DR
CALLAHAN, FL 32011

2024

37-3N-24-2710-0003-0000

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 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

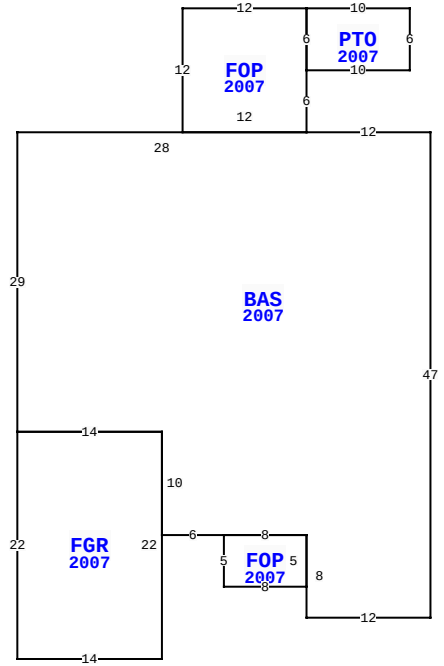
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1,516	163,929
FGR	308	55	169	18,274
FOP	40	30	12	1,298
FOP	144	30	43	4,650
PTO	60	5	3	325
TOTALS	2,068		1,743	188,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,743	123.0500	116.90	203,757	2007	2007	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1516 HX Base Yr 2017



36315 HOLIDAY 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		188,475
TOTAL MARKET OB/XF VALUE		4,956
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		231,231
SOH/AGL Deduction		100,337
ASSESSED VALUE		130,894
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,894
TOTAL JUST VALUE		231,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12226	MECH OTHER	0	11/01/2006
P11521	OTHER	0	09/01/2006
E17795	TEMP POLE	2,500	08/01/2006
C17900	CO ISSUED	0	06/01/2006
R0609369	REPAIR/RRF	5,100	06/01/2006
B0617900	NEW CONSTR	125,000	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2018/1428	12/15/2015	AD	U	I	40	160,000
GRANTOR: GRIFFIS & GRIFFIS FAM						
GRANTEE: SHAW DONALD GRAHAM						
1991/1857	7/20/2015	WD	Q	I	01	164,000
GRANTOR: SCHERCK JAMES DALLAS						
GRANTEE: GRIFFIS & GRIFFIS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] N6 PTO=[YR=2007] E10 N6 W10 S6$ N6 W12 S12 E12$ W28 S29 FGR=[YR=2007] S22 E14 N22 W14$ E14 S10 E6 FOP=[YR=2007] S5 E8 N5 W8$ E8 S8 E12 N47$.

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	0811	CONCRETE B	0	100	0	0	1,083.00	SF	5.20	5.20	100	2007	2007	3	88	4,956	

LAND DESCRIPTION

TOTAL OB/XF 4,956

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,800							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 1.26 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS