E 2/3 OF LOT 8 &
PARCEL 15-1 IN SEC 37-3N-24
IN OR 1838/464

SPICER GEORGE & MARILYN C
36073 RUSTIC ACRES WAY
CALLAHAN, FL 32011

2024

37-3N-24-2720-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

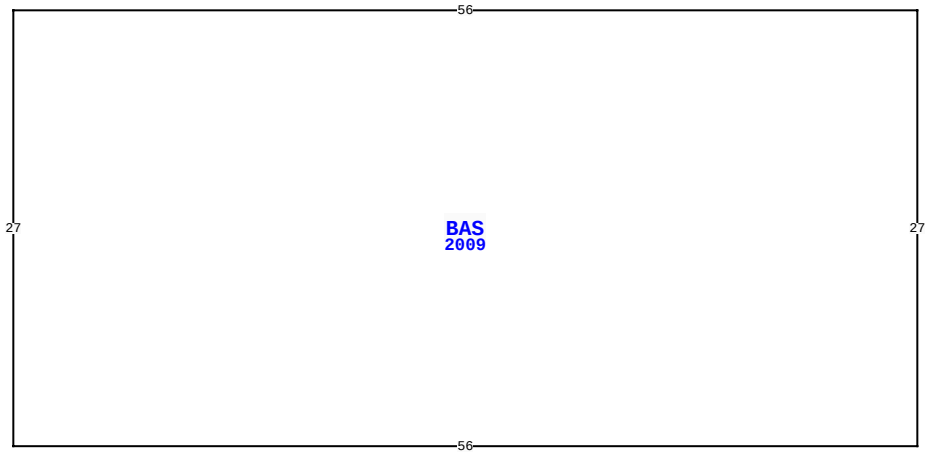
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	95,645
TOTALS	1,512		1,512	95,645

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	131.7800	98.84	149,446	2009	2009	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2010 Heated Area: 1512 HX Base Yr 2010



36073 RUSTIC ACRES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		127,560
TOTAL MARKET OB/XF VALUE		11,581
TOTAL LAND VALUE - MARKET		97,750
TOTAL MARKET VALUE		236,891
SOH/AGL Deduction		110,873
ASSESSED VALUE		126,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,018
TOTAL JUST VALUE		236,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531256	CARPORT	27,304	10/30/2015
C5154	CO ISSUED	0	04/06/2009
MHO85154	MH MOVE-ON	0	12/01/2008
M14298	MECH OTHER	0	12/01/2008
P13599	OTHER	0	12/01/2008
8628	MH MOVE-ON	3,750	08/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/0464	2/05/2013	WD	U	I	30	11,500
GRANTOR: SPICER MARILYN C						
GRANTEE: SPICER GEORGE & MAR						
0626/0866	5/21/1991	WD	U	I	09	55,000
GRANTOR: ELLIOTT JOHNNIE						
GRANTEE: SPICER MARILYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W56 S27 E56 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	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50	6.50	100	1975	1975	3	26	524	
2	0350	CARPORT WD	0	100	16	12	192.00	SF	8.45	8.45	100	2009	2009	3	40	649	
3	0510	GARAGE WD-	0	100	24	18	432.00	SF	35.00	35.00	100	1980	1980	3	20	3,024	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1992	1992	3	20	4,032	
5	0681	POLE SHED	0	100	24	15	360.00	SF	15.00	15.00	100	1991	1991	3	20	1,080	
6	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2008	2008	3	35	1,008	
7	0350	CARPORT WD	0	100	18	12	216.00	SF	13.00	13.00	100	2010	2010	3	45	1,264	

LAND DESCRIPTION

TOTAL OB/XF 11,581

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	3.91	AC		1.00	1.00	1.00	25,000.00	25,000.00	97,750							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 3.91 Total Land Value: 97,750 Market: 0 Agricultural: 0 Common: 97,750 PRINTED 08/06/2024 BY SYS

E 2/3 OF LOT 8 &
PARCEL 15-1 IN SEC 37-3N-24
IN OR 1838/464

SPICER GEORGE & MARILYN C
36073 RUSTIC ACRES WAY
CALLAHAN, FL 32011

2024

37-3N-24-2720-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

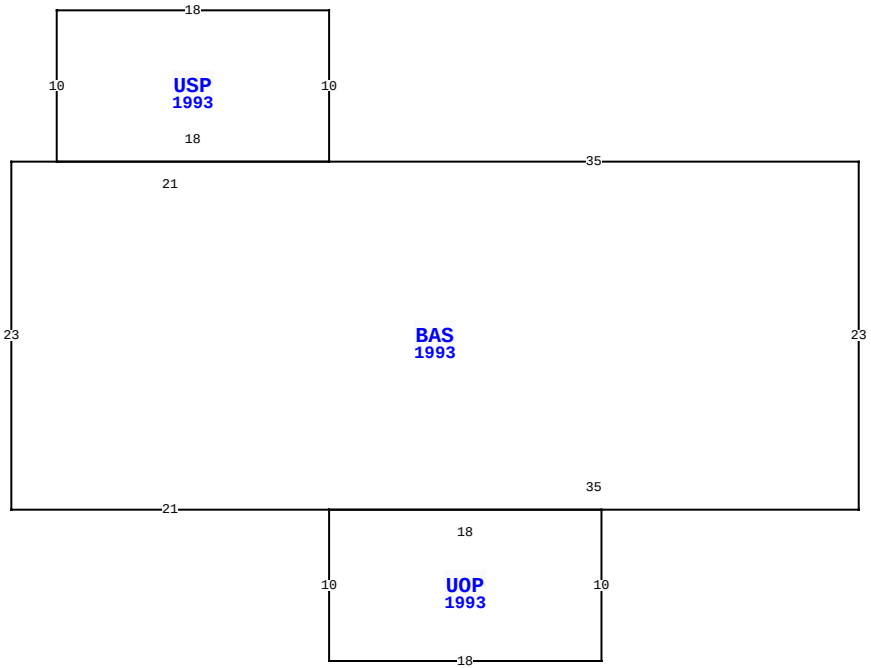
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,288	100	1,288	28,887
UOP	180	25	45	1,009
USP	180	50	90	2,018
TOTALS	1,648		1,423	31,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,423	106.8000	74.76	106,383	1974	1984	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2010 Heated Area: 1288 HX Base Yr 2010



36073 RUSTIC ACRES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		76,018
TOTAL JUST VALUE		236,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3399	H/AC	1,500	05/23/1990
7513	MH MOVE-ON	15,000	10/12/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1838/0464	2/05/2013	WD	U	I	30	11,500
GRANTOR: SPICER MARILYN C						
GRANTEE: SPICER GEORGE & MAR						
0626/0866	5/21/1991	WD	U	I	09	55,000
GRANTOR: ELLIOTT JOHNNIE						
GRANTEE: SPICER MARILYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 USP=[YR=1993] N10W18S10 E18$ W21 S23 E21
UOP=[YR=1993] S10 E18 N10 W18$ E35 N23$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/02/2020 BY TWA Total Acres: 3.91 Total Land Value: 97,750 Market: 0 Agricultural: 0 Common: 97,750 PRINTED 08/06/2024 BY SYS