PT OF NE1/4 OF NW1/4
IN OR 2134/237

FAIRCLOTH CARRIE & KEVIN
36446 ELLIOTT RD
CALLAHAN, FL 32011

2025

03-2N-24-0000-0004-0070

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

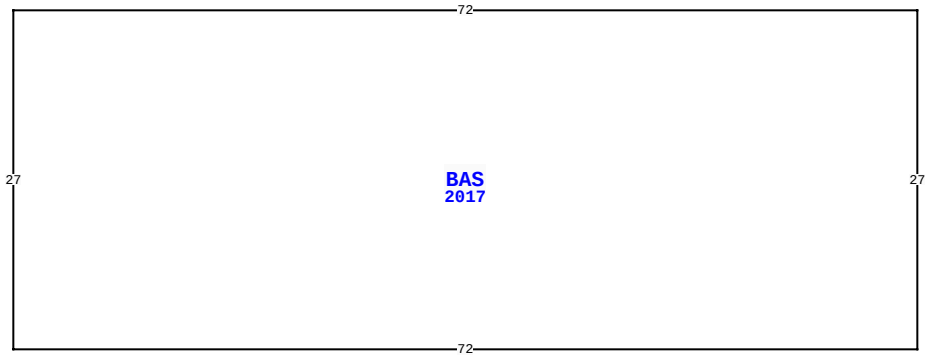
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	2017	1,944	164,050
TOTALS	1,944			1,944	164,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	116.8000	99.28	193,000	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2018 Heated Area: 1944 HX Base Yr 2018



36446 ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,393
TOTAL MARKET OB/XF VALUE		15,177
TOTAL LAND VALUE - MARKET		106,800
TOTAL MARKET VALUE		306,370
SOH/AGL Deduction		167,704
ASSESSED VALUE		138,666
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		82,944
TOTAL JUST VALUE		306,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004996	GARAGE	620,837	04/18/2023
17009969	CO ISSUED	0	11/09/2017
17005988	MH MOVE-ON	0	09/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/0237	7/18/2017	QC	U	V	11	100

GRANTOR: HOSKISON DEBORAH
GRANTEE: FAIRCLOTH CARRIE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W72 S27 E72 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	0350	CARPORT WD	0	100	36	36	1,296.00	SF	13.00	13.00	100	2019	2019	3	82	13,815	
2	0810	CONCRETE A	0	100	36	6	216.00	SF	6.50	6.50	100	2019	2019	3	97	1,362	

LAND DESCRIPTION

TOTAL OB/XF 15,177

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	RES	100		OR	0.00	0.00	3.56	AC		1.00	1.00	1.00	30,000.00	30,000.00	106,800							

REVIEW DATE 06/26/2023 BY WW Total Acres: 3.56 Total Land Value: 106,800 Market: 0 Agricultural: 0 Common: 106,800 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF NW1/4
IN OR 2134/237

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CALLAHAN, FL 32011

2025

03-2N-24-0000-0004-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

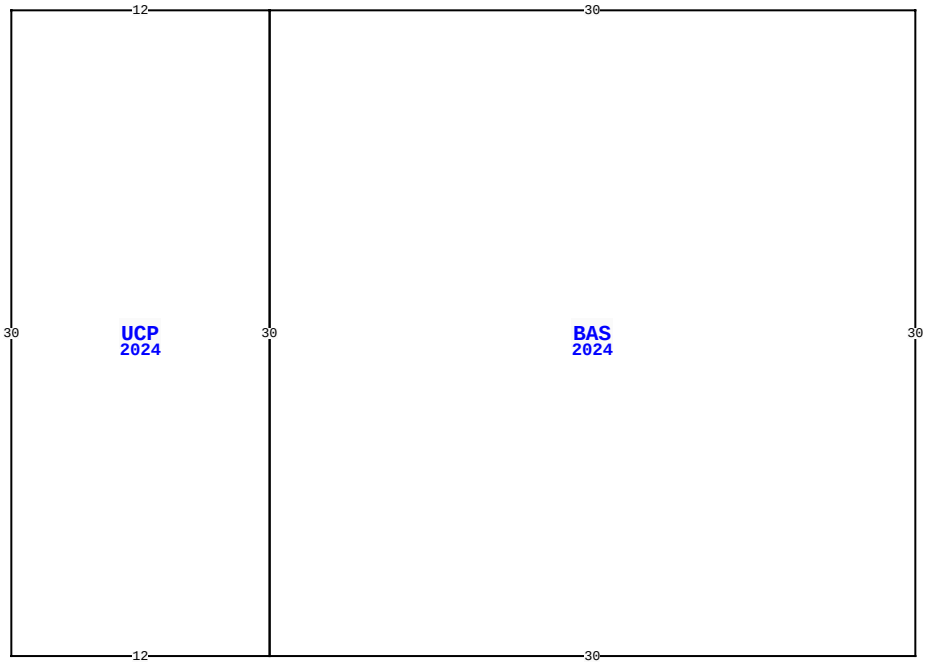
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	18,836
UCP	360	20	2024	72	1,507
TOTALS	1,260			972	20,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	972	57.1320	21.14	20,548	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 900 HX Base Yr 2018



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GRANTOR: HOSKISON DEBORAH
GRANTEE: FAIRCLOTH CARRIE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] E30 S30 W30 N30 $
UCP=[YR=2024;ORIG=8,10] E12 S30 W12 N30 $
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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 06/26/2023 BY WW Total Acres: 3.56 Total Land Value: 106,800 Market: 0 Agricultural: 0 Common: 106,800 PRINTED 07/30/2025 BY SYS