PARCELS 16-2 16-4 & 16-7
OR 934/274
ESMTS OR 467/177 & OR 481/144

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

2025

37-3N-24-0000-0016-0040

BUILDING CHARACTERISTICS

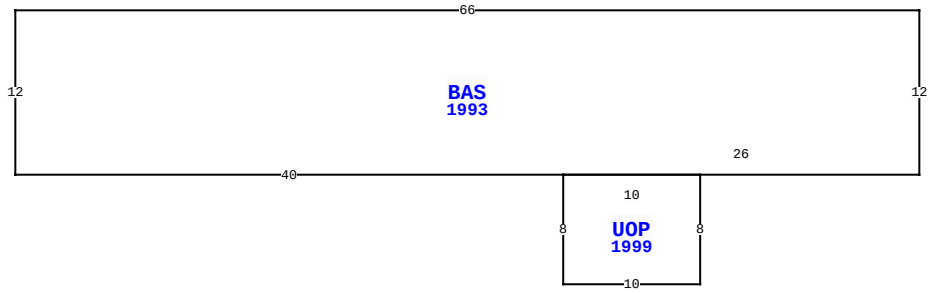
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1993	792	16,841
UOP	80	25	1999	20	425
TOTALS	872			812	17,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	812	88.6000	70.88	57,555	1982	1982	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 792 HX Base Yr



36002 J W ELLIOTT DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	1985		100	6,000	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,704
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	159,704
SOH/AGL Deduction	79,860
ASSESSED VALUE	79,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,844
TOTAL JUST VALUE	159,704
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0274	5/30/2000	WD	Q	I		60,000
GRANTOR: WALK WAYNE &						
GRANTEE: ISLEY KENNETH W & L						
0916/1415	1/25/2000	WD	Q	I	01	5,000
GRANTOR: JOHNSON JOAN T						
GRANTEE: WALK WAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,2] W66 S12 E40 E26 N12 $
UOP=[YR=1999;ORIG=-26,14] S8 E10 N8 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	000100	C	RES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 02/24/2025 BY WWA Total Acres: 3.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS

PARCELS 16-2 16-4 & 16-7
OR 934/274
ESMTS OR 467/177 & OR 481/144

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37-3N-24-0000-0016-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

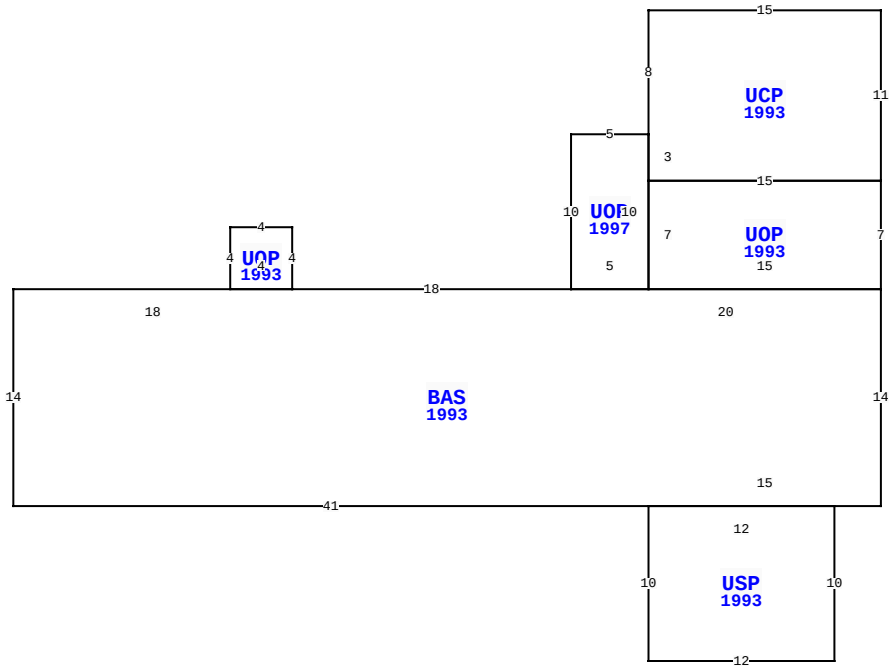
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	1993	784	18,289
UCP	165	20	1993	33	770
UOP	16	25	1993	4	93
UOP	105	25	1993	26	607
UOP	50	25	1997	12	280
USP	120	50	1993	60	1,400
TOTALS	1,240			919	21,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	919	97.2000	77.76	71,461	1982	1982	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 784 HX Base Yr



36002 J W ELLIOTT DR, CALLAHAN

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ASSESSED VALUE	79,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,844
TOTAL JUST VALUE	159,704
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,906

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SALES DATA

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GRANTOR: WALK WAYNE &						
GRANTEE: ISLEY KENNETH W & L						
0916/1415	1/25/2000	WD	Q	I	01	5,000
GRANTOR: JOHNSON JOAN T						
GRANTEE: WALK WAYNE D						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W15 S8UOP=[YR=1997] W5 S10 BAS=[YR=1993] W18 UOP=[YR=1993] N4W4S4E4$ W18 S14 E41 USP=[YR=1993] S10 E12 N10 W12 $ E15 N14 UOP=[YR=1993] N7 W15 S7 E15 $ W20 $ E5 N10 $ S3 E15 N11 $.

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 02/24/2025 BY WWA Total Acres: 3.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 07/30/2025 BY SYS