IN OR 2711/1433
EX ESMT OR 277/350
RELEASE OF ESMT OR 796/1408

O'BRIEN MICHAEL P & CHARLENE M
36068 J W ELLIOTT DR
CALLAHAN, FL 32011

2025

37-3N-24-0000-0016-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

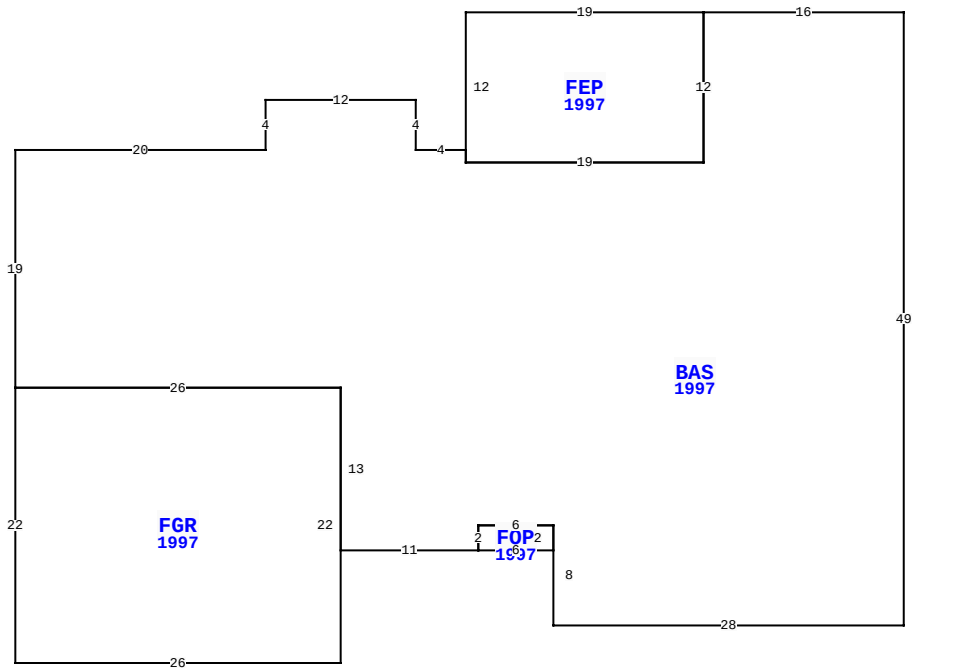
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	1997	2,295	232,333
FEP	228	80	1997	182	18,425
FGR	572	55	1997	315	31,889
FOP	12	30	1997	4	405
TOTALS	3,107			2,796	283,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,796	96.1632	126.94	354,924	1997	1997	0	0	0	20.25	79.75

1 SNGL FAM – 100% - 2025 Heated Area: 2295 HX Base Yr 2025



36068 JW ELLIOTT DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,052
TOTAL MARKET OB/XF VALUE		10,913
TOTAL LAND VALUE - MARKET		196,250
TOTAL MARKET VALUE		490,215
SOH/AGL Deduction		0
ASSESSED VALUE		490,215
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		439,493
TOTAL JUST VALUE		490,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973798	NEW CONSTR	102,500	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2711/1433	5/10/2024	WD	Q	I	01	520,000
GRANTOR: LOGAN CAROL						
GRANTEE: O'BRIEN MICHAEL P &						
2393/1665	9/16/2020	LE	U	I	11	100
GRANTOR: BAYER A J JR						
GRANTEE: LOGAN CAROL & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 FEP=[YR=1997] W19 S12 E19 N12 $ S12 W19 N1 W4 N4 W12 S4 W20 S19 FGR=[YR=1997] S22 E26 N22 W26 $ E26 S13 E11 FOP=[YR=1997] E6 N2 W6 S2 $ N2 E6 S8 E28 N49 $.

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	20	480.00	SF	35.00	35.00	100	1998	1998	3	25	4,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
3	0812	CONCRETE C	0	100	0	0	1,352.00	SF	4.00	4.00	100	1998	1998	3	73	3,948	

LAND DESCRIPTION

TOTAL OB/XF 10,913

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	15,500							
2	000100	C	RES	100		OR	0.00	0.00	11.50	AC		1.00	1.00	1.00	15,500.00	15,500.00	178,250							
3	009605	C	WETLANDS	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,500							

REVIEW DATE 03/27/2025 BY WWA Total Acres: 15.00 Total Land Value: 196,250 Market: 0 Agricultural: 0 Common: 196,250 PRINTED 07/30/2025 BY SYS