LOT 2
IN OR 804 PG 355
R583756 & R583757

SAPP MELODY L
36341 HOLIDAY DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2710-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	08	SHT VINYL 50
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
Quality	06	Quality Level 06

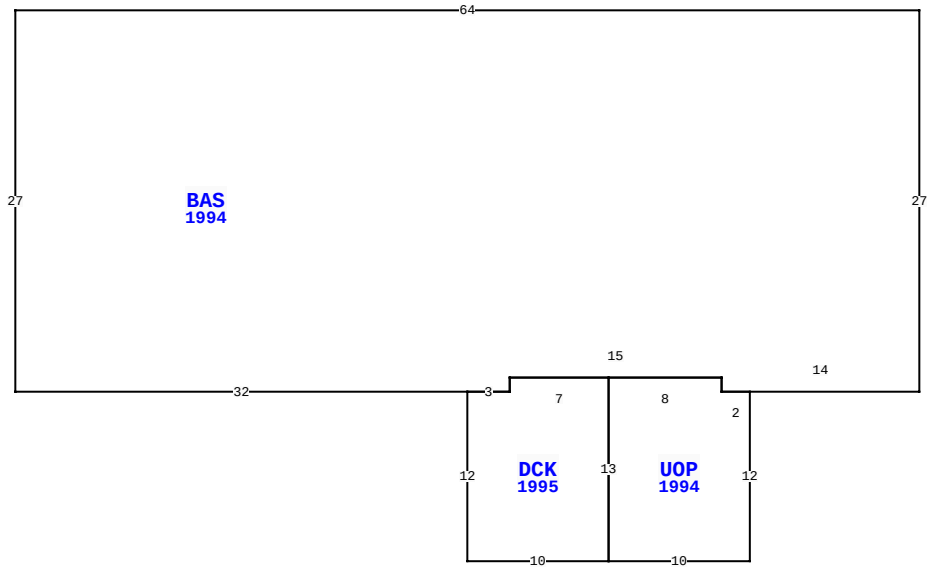
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1994	1,713	93,810
DCK	127	15	1995	19	1,040
UOP	128	25	1994	32	1,752
TOTALS	1,968			1,764	96,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,764	153.4000	130.39	230,008	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 0 Heated Area: 1713 HX Base Yr 1992



36341 HOLIDAY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		96,603
TOTAL MARKET OB/XF VALUE		1,520
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		152,123
SOH/AGL Deduction		99,639
ASSESSED VALUE		52,484
TOTAL EXEMPTION VALUE	HX HB	27,484
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH98	MH MOVE-ON	0	11/01/1998
MHU95751	MH MOVE-ON	0	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0804/0355	8/22/1997	QC	Q	I	01	100
GRANTOR: SAPP WILLIE C SR & ME						
GRANTEE: SAPP MELODY L						
0630/0351	7/02/1991	WD	U	I	10	19,900
GRANTOR: MILLER VICKI						
GRANTEE: SAPP WILLIE SR & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W64 S27 E32 DCK=[YR=1995] S12 E10
UOP=[YR=1994] E10 N12 W2 N1 W8 S13$ N13 W7 S1 W3$ E3 N1 E15
S1 E14 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	76	1,520	

LAND DESCRIPTION

TOTAL OB/XF 1,520

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	0006	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/30/2025 BY SYS