LOTS 4 & 5
HOLIDAY ACRES SUB PB 4/50

SHIVER WILLIAM & CATHY
36297 HOLIDAY DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2710-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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

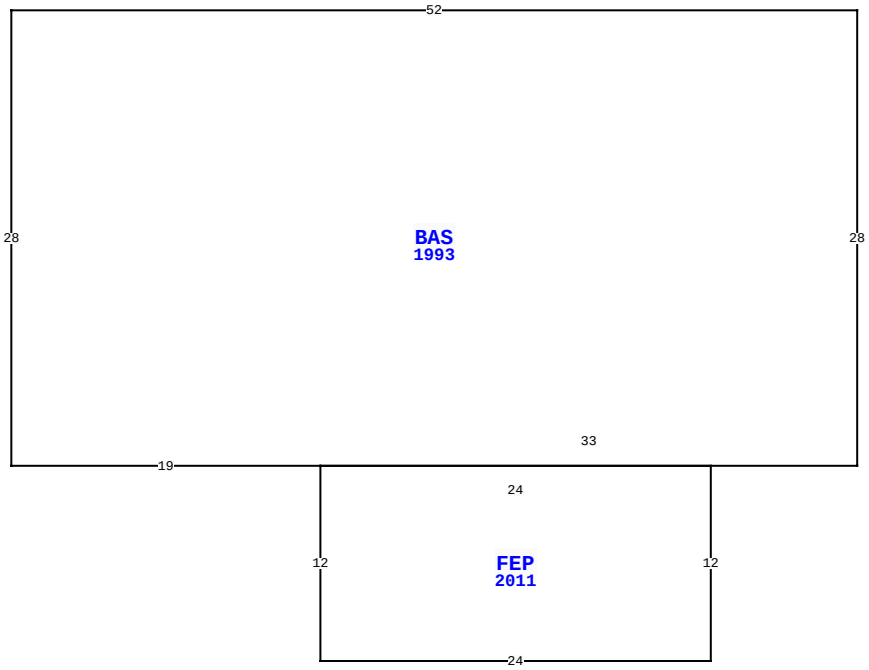
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1993	1,456	34,944
FEP	288	85	2011	245	5,880
TOTALS	1,744			1,701	40,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,701	100.0000	80.00	136,080	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2025 Heated Area: 1701 HX Base Yr 2025



36297 HOLIDAY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,824
TOTAL MARKET OB/XF VALUE		9,910
TOTAL LAND VALUE - MARKET		97,200
TOTAL MARKET VALUE		147,934
SOH/AGL Deduction		0
ASSESSED VALUE		147,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,212
TOTAL JUST VALUE		147,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/183	1/26/2024	WD	U	I	37	106,000
GRANTOR: GORDON ALTON C						
GRANTEE: SHIVER WILLIAM & CA						
0438/0720	11/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S28 E19 FEP=[YR=2011] S12 E24 N12 W24$ E33 N28$.

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	0940	SHEDS/PORT	0	100	16	20	320.00	SF	20.10	20.10	100	1984	1984	3	20	1,286	
2	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2000	2000	3	27	972	
3	0803	ASPHALT C	0	100	0	0	2,900.00	SF	2.00	2.00	100	2000	2000	3	50	2,900	
4	0681	POLE SHED	0	100	44	20	880.00	SF	15.00	15.00	100	2005	2005	3	36	4,752	

LAND DESCRIPTION

TOTAL OB/XF 9,910

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	3.24	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,200							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 3.24 Total Land Value: 97,200 Market: 0 Agricultural: 0 Common: 97,200 PRINTED 07/30/2025 BY SYS