LOT 8 R672122
IN OR 753 PG 296
HOLIDAY ACRES SUB PB 4/50

BODDEN HENRY A
36209 HOLIDAY DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2710-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

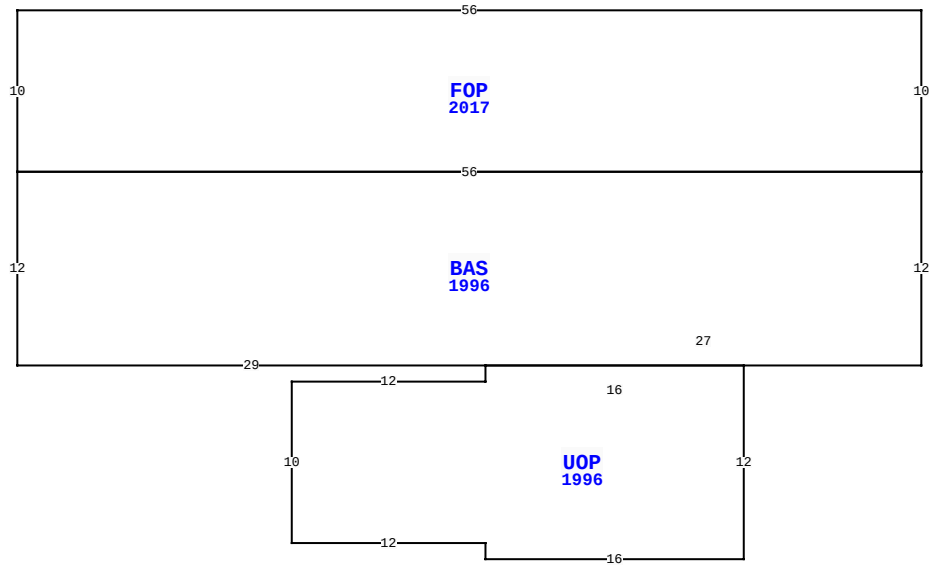
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	672	100	1996	672	18,644
FOP	560	30	2017	168	4,661
UOP	312	25	1996	78	2,164
TOTALS	1,544			918	25,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	918	115.6000	92.48	84,897	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 672 HX Base Yr 1997



36209 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		25,469
TOTAL MARKET OB/XF VALUE		1,106
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		71,575
SOH/AGL Deduction		50,294
ASSESSED VALUE		21,281
TOTAL EXEMPTION VALUE	HX HB WR	21,281
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		71,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0753/0296	3/04/1996	WD	Q	V		8,000
GRANTOR: ODOM JOHNNY AUSTIN &						
GRANTEE: BODDEN HENRY & ANNA						
0428/0221	7/01/1984	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W56 S10 BAS=[YR=1996] S12 E29 UOP=[YR=1996] S1W12 S10 E12 S1 E16 N12 W16$ E27 N12 W56$ E56 N10$.

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	0351	CARPORT MT	0	100	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	2000	2000	3	20	386	

LAND DESCRIPTION

TOTAL OB/XF 1,106

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS