LOT 9 R 108138 & 108139
IN OR 663/1588
FPL ESM OR 385/125 & 402/252

LINDSAY MARY ANN
36183 HOLIDAY DR
CALLAHAN, FL 32011

2025

37-3N-24-2710-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

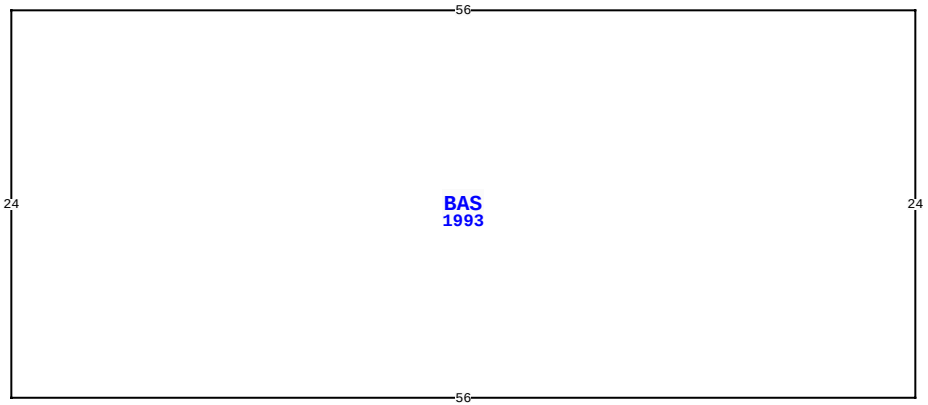
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	34,127
TOTALS	1,344			1,344	34,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	105.8000	84.64	113,756	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1993 Heated Area: 1344 HX Base Yr 1993



36183 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		34,127
TOTAL MARKET OB/XF VALUE		6,033
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		85,160
SOH/AGL Deduction		57,119
ASSESSED VALUE		28,041
TOTAL EXEMPTION VALUE	HX HB WX	28,041
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		85,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24780	ADDITION	12,655	06/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0663/1588	7/27/1992	WD	Q	I		29,900
GRANTOR: RICHARDS ARNIE & E						
GRANTEE: LINDSAY WM & MARY A						
0442/0054	1/01/1985	WD	Q	V		6,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S24 E56 N24$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	51.5	1,803	
2	0940	SHEDS/PORT	0	100	24	10	240.00	SF	21.30	21.30	100	1993	1993	3	20	1,022	
3	0753	UEP	0	100	36	9	324.00	SF	16.50	16.50	100	2011	2011	3	60	3,208	

LAND DESCRIPTION

TOTAL OB/XF 6,033

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