LOTS 11 & 12
HOLIDAY ACRES SUB PB 4/50

NEWMAN FRANKLIN L L/E/
36111 HOLIDAY DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2710-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

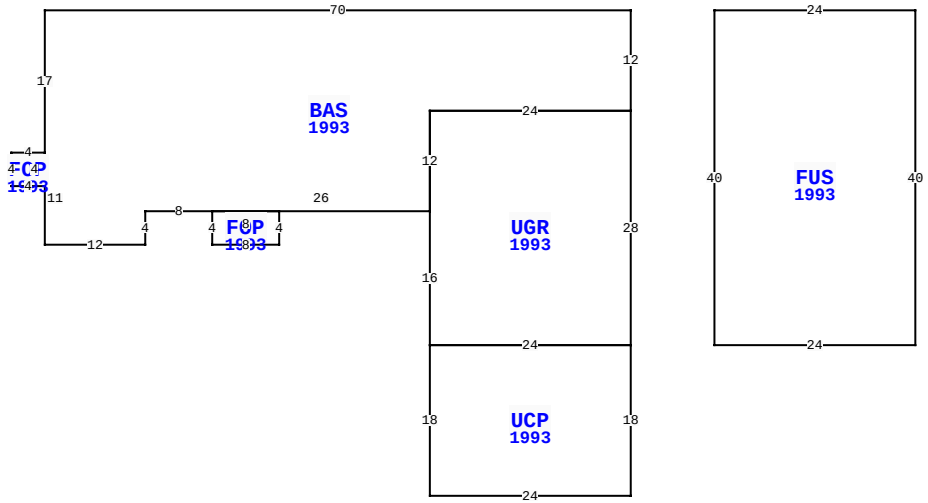
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,440	100	1993	1,440	98,057
FOP	16	30	1993	5	340
FOP	32	30	1993	10	681
FUS	960	100	1993	960	65,372
UCP	432	20	1993	86	5,857
UGR	672	45	1993	302	20,565
TOTALS	3,552			2,803	190,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,803	83.8080	83.81	234,919	1978	1978	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 0 Heated Area: 2400 HX Base Yr



36111 HOLIDAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,872
TOTAL MARKET OB/XF VALUE		5,106
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		265,978
SOH/AGL Deduction		182,081
ASSESSED VALUE		83,897
TOTAL EXEMPTION VALUE	HX HB VX WR	60,722
BASE TAXABLE VALUE		23,175
TOTAL JUST VALUE		265,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002439	REPAIR/RRF	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2625/1307	3/15/2023	WD	U	I	11	100
GRANTOR: NEWMAN FRANKLIN L						
GRANTEE: YOUNG MARTHA JEAN						
2519/1222	11/03/2021	WD	U	I	11	100
GRANTOR: NEWMAN FRANKLIN L						
GRANTEE: NEWMAN FRANKLIN L L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W70 S17 FOP=[YR=1993] W4 S4 E4 N4 $ S11 E12 N4 E8 FOP=[YR=1993] S4 E8 N4 W8 $ E26 UGR=[YR=1993] S16 UCP=[YR=1993] S18 E24 N18 W24 $ E24 N28 W24 S12 $ N12 E24 N12 $ PTR= E10 FUS=[YR=1993] E24 S40 W24 N40 $ W10 $.

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	1984	1984	3	54	1,890	
2	0681	POLE SHED	0	100	28	16	448.00	SF	15.00	15.00	100	1982	1982	3	20	1,344	
3	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2002	2002	3	80	1,872	

LAND DESCRIPTION

TOTAL OB/XF 5,106

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS