LOT 13
HOLIDAY ACRES SUB PB 4/50

TITTLE STARLENE ANNETTE
15642 CR 108
HILLIARD, FL 32046

2025

37-3N-24-2710-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

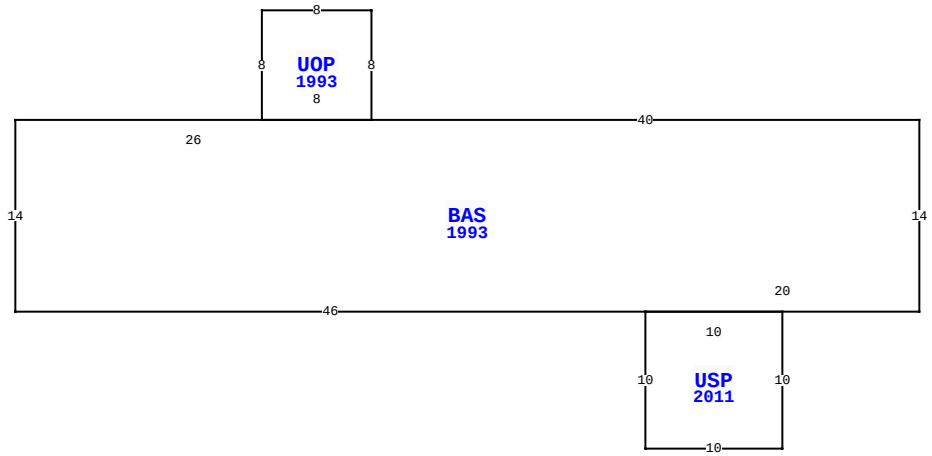
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	21,289
UOP	64	25	1993	16	369
USP	100	50	2011	50	1,152
TOTALS	1,088			990	22,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	990	96.0000	76.80	76,032	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 924 HX Base Yr



36069 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	22,810
TOTAL MARKET OB/XF VALUE	1,628
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	69,438
SOH/AGL Deduction	0
ASSESSED VALUE	69,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,438
TOTAL JUST VALUE	69,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1130	3/12/2024	WD	U	I	11	100
GRANTOR: NEWMAN FRANKLIN L L/E						
GRANTEE: TITTLE STARLENE ANN						
2625/1307	3/15/2023	WD	U	I	11	100
GRANTOR: NEWMAN FRANKLIN L						
GRANTEE: YOUNG MARTHA JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 UOP=[YR=1993] N8 W8 S8 E8$ W26 S14 E46
USP=[YR=2011] S10 E10 N10 W10$ E20 N14$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 1,628

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	0	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