LOT 15 R583636
IN OR 1369/689 & OR 1501/1560
HOLIDAY ACRES SUB PB 4/50

JOHNS REBECCA
27128 CONNER NELSON RD
HILLIARD, FL 32046

2025

37-3N-24-2710-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

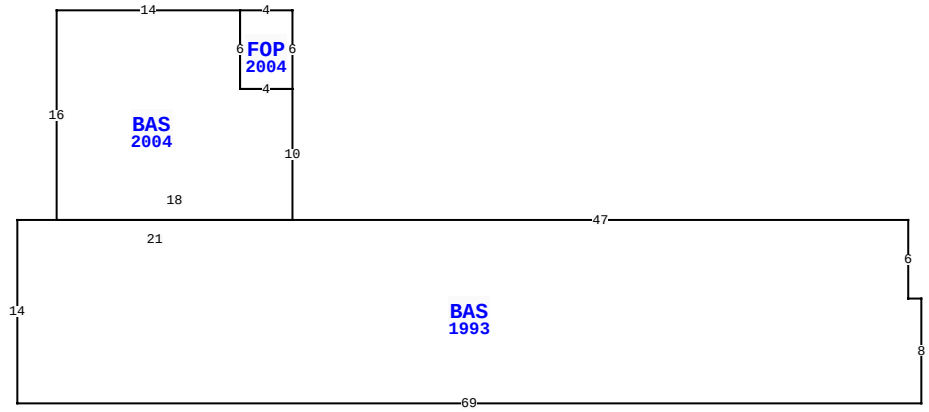
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	960	100	1993	960	22,625
BAS	264	100	2004	264	6,222
FOP	24	30	2004	7	165
TOTALS	1,248			1,231	29,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,231	98.2000	78.56	96,707	1986	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1224 HX Base Yr



36013 HOLIDAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,012
TOTAL MARKET OB/XF VALUE	461
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	74,473
SOH/AGL Deduction	27,776
ASSESSED VALUE	46,697
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,697
TOTAL JUST VALUE	74,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1501/1560	5/29/2007	WD	Q	I	06	25,000
GRANTOR: LEE TROY D						
GRANTEE: JOHNS REBECCA						
1271/0089	11/03/2004	WD	Q	I	06	100
GRANTOR: WELLS SUSAN						
GRANTEE: LEE TROY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 BAS=[YR=2004] N10 FOP=[YR=2004] N6 W4 S6 E4$ W4 N6 W14 S16 E18$ W21 S14 E69 N8 W1 N6$.

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	0752	USP	0	0	16	8	128.00	SF	15.00	15.00	100	1997	1997	3	24	461	

LAND DESCRIPTION

TOTAL OB/XF 461

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