LOT 16
IN OR 1889/728
R583244 & R583245

JOHNSON PHYLLIS E & ALBERT T
36002 HOLIDAY DR
CALLAHAN, FL 32011

2025

37-3N-24-2710-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 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

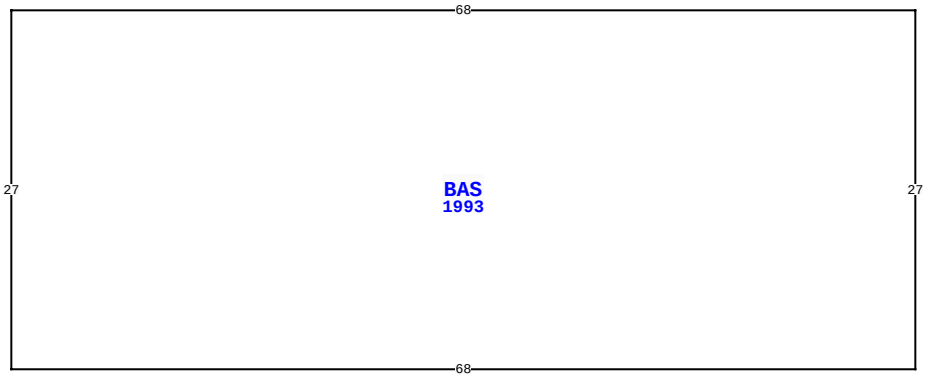
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1993	1,836	51,467
TOTALS	1,836			1,836	51,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,836	116.8000	93.44	171,556	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2015 Heated Area: 1836 HX Base Yr 2015



36002 HOLIDAY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,467
TOTAL MARKET OB/XF VALUE		19,045
TOTAL LAND VALUE - MARKET		72,800
TOTAL MARKET VALUE		143,312
SOH/AGL Deduction		72,203
ASSESSED VALUE		71,109
TOTAL EXEMPTION VALUE	HX HB	46,109
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93289	MH MOVE-ON	50,000	01/01/1994
5876	GARAGE	10,608	07/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/0728	11/11/2013	WD	Q	I	02	77,000
GRANTOR: HAMLIN J D & CHRISTIN						
GRANTEE: JOHNSON PHYLLIS E &						
0399/0584	9/01/1983	WD	Q	V		8,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S27 E68 N27$.

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	1242	WD DECK A	0	100	8	12	96.00	SF	10.00	10.00	100	1990	1990	3	20	192	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1989	1989	3	54.5	13,603	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
4	1242	WD DECK A	0	100	0	0	350.00	SF	10.00	10.00	100	2018	2018	3	78	2,730	

LAND DESCRIPTION

TOTAL OB/XF 19,045

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	2.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,800							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 2.08 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 07/30/2025 BY SYS