

LOT 17
IN OR 681 PG 1555
R108325 & R108326

SAPP WILTON L & MAXINE
36020 HOLIDAY DR
CALLAHAN, FL 32011

2025

37-3N-24-2710-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	1,200	100	1993	1,200	35,366
UOP	16	25	1993	4	118
UOP	240	25	1993	60	1,768
UOP	412	25	2017	103	3,036
TOTALS	1,868			1,367	40,288

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	24	28	672.00	SF	35.00	35.00	
2	1242	WD DECK A	0	100	15	16	240.00	SF	10.00	10.00	
3	0681	POLE SHED	0	100	56	28	1,568.00	SF	15.00	15.00	
4	0681	POLE SHED	0	100	0	0	800.00	SF	15.00	15.00	
5	0752	USP	0	100	20	20	400.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	2.29	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,367	122.8000	98.24	134,294	1984	1994	0	0	0 70.00	30.00
1 M/H 93- - 100% - 1995 Heated Area: 1200 HX Base Yr 1995											
Diagram showing building footprint and area calculations. Includes labels for UOP 1993, BAS 1993, and UOP 2017.											
TOTALS	1,868		1,367	40,288							

36020 HOLIDAY DR, CALLAHAN				XF DATE						LAND DATE		05/07/2025	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
672.00	SF	35.00	35.00	100	1993	1993	3	20	4,704				
240.00	SF	10.00	10.00	100	1991	1991	3	20	480				
1,568.00	SF	15.00	15.00	100	2005	2005	3	36	8,467				
800.00	SF	15.00	15.00	100	2005	2005	3	36	4,320				
400.00	SF	15.00	15.00	100	2017	2017	3	81	4,860				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		40,288	
TOTAL MARKET OB/XF VALUE		22,831	
TOTAL LAND VALUE - MARKET		80,150	
TOTAL MARKET VALUE		143,269	
SOH/AGL Deduction		91,057	
ASSESSED VALUE		52,212	
TOTAL EXEMPTION VALUE		HX HB 27,212	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		143,269	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0681/1555	5/27/1993	WD	Q	I		38,000	
GRANTOR: HARPOOL RICHARD & C							
GRANTEE: SAPP WILTON & MAXIN							
0400/0452	9/01/1983	WD	Q	V		9,900	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=2017] W8 BAS=[YR=1993] W39 UOP=[YR=1993] N4 W4 S4 E4\$ W11 S24 E12 UOP=[YR=1993] S10 E24 N10 W24\$ E38 N24\$ S24 W14 S10 E22 N34\$.											