LOT 18
HOLIDAY ACRES SUB PB 4/50

FASCALDO ROBERT
36042 HOLIDAY DR
CALLAHAN, FL 32011

2025

37-3N-24-2710-0018-0000

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	13	LVT/LAMNT 100
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	04	Quality Level 04

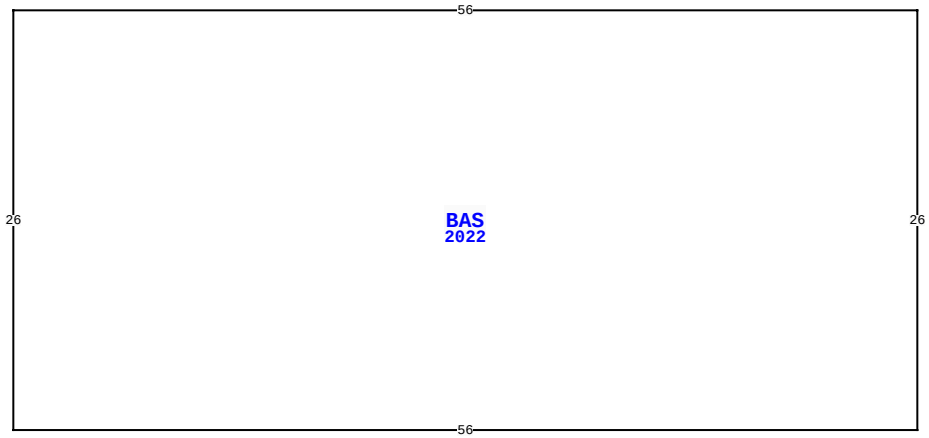
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2022	1,456	154,760
TOTALS	1,456			1,456	154,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	127.6000	108.46	157,918	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2024 Heated Area: 1456 HX Base Yr 2024



36042 HOLIDAY DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,760
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		224,760
SOH/AGL Deduction		21,074
ASSESSED VALUE		203,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		152,964
TOTAL JUST VALUE		224,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003977	CO ISSUED	0	10/27/2022
22009626	MH MOVE-ON	0	06/23/2022
21015136	DEMOLITION	0	11/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/977	6/10/2025	QC	U	I	11	100
GRANTOR: REDD GENA LEE						
GRANTEE: FASCALDO ROBERT						
2631/1714	4/11/2023	WD	Q	I	01	265,000
GRANTOR: PAGE KEVIN						
GRANTEE: FASCALDO ROBERT ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/03/2022 BY WW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS