LOT 19
HOLIDAY ACRES SUB PB 4/50

KREIDLER JIM & JEANETTE
36064 HOLIDAY DR
CALLAHAN, FL 32011

2025

37-3N-24-2710-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	02	Quality Level 02

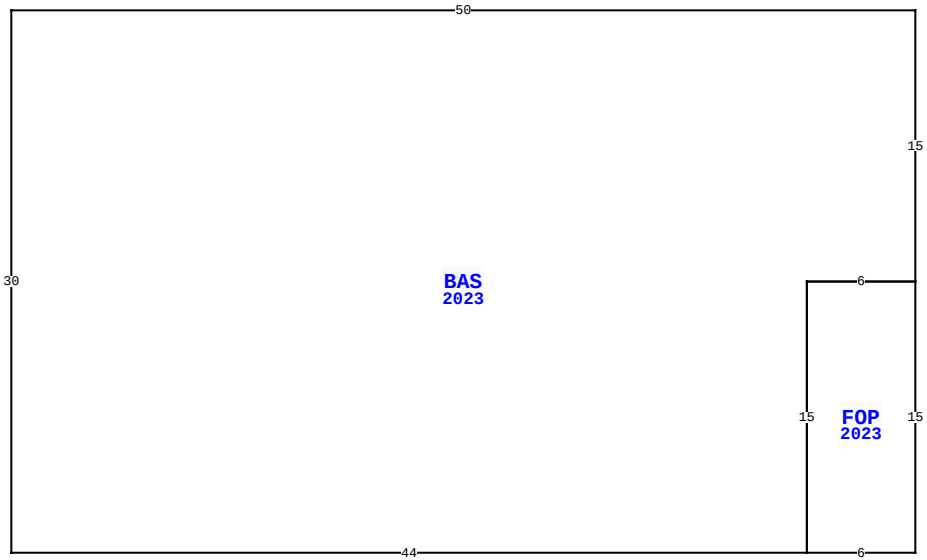
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	2023	1,410	60,912
FOP	90	30	2023	27	1,166
TOTALS	1,500			1,437	62,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,437	84.7000	72.00	103,464	2008	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2024 Heated Area: 1410 HX Base Yr 2024



36064 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		62,078
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,150
TOTAL MARKET VALUE		137,228
SOH/AGL Deduction		27,442
ASSESSED VALUE		109,786
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,064
TOTAL JUST VALUE		137,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009265	CO ISSUED		07/20/2023
22014589	MH MOVE-ON	0	09/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2655/1148	7/21/2023	WD	Q	I	01	135,000
GRANTOR: PAGE KEVIN						
GRANTEE: KREIDLER JIM & JEAN						
2448/0831	3/24/2021	WD	U	I	30	58,000
GRANTOR: NEVES GEORGE R						
GRANTEE: PAGE KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,0] W50 S30 E44 N15 E6 N15 $
FOP=[YR=2023;ORIG=-6,30] E6 N15 W6 S15 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,150							

REVIEW DATE 08/15/2023 BY WW Total Acres: 1.67 Total Land Value: 75,150 Market: 0 Agricultural: 0 Common: 75,150 PRINTED 07/30/2025 BY SYS