LOT 20
HOLIDAY ACRES SUB PB 4/50

BACHIE DEAN & TONYA LEE
36098 HOLIDAY DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2710-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	06	Quality Level 06

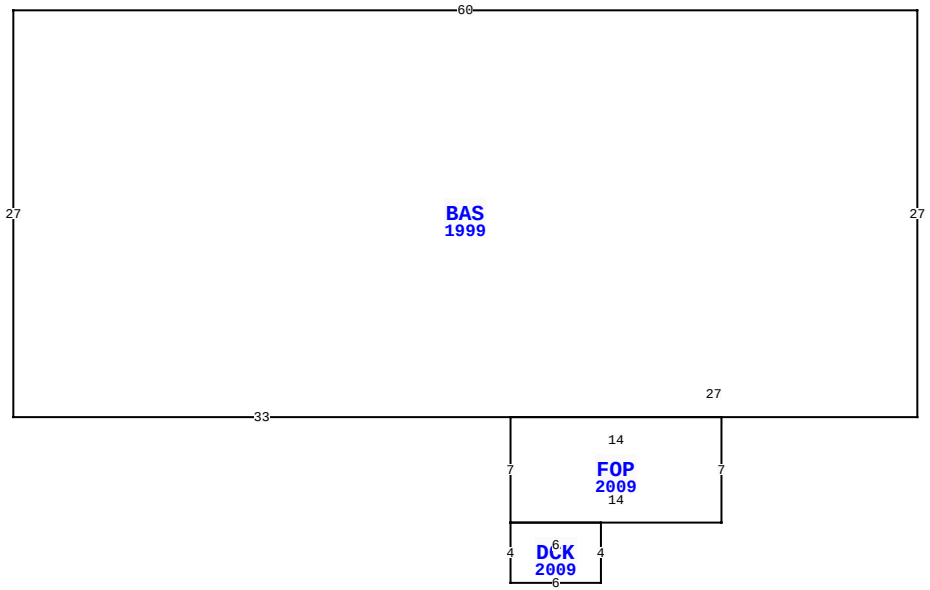
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1999	1,620	88,867
DCK	24	15	2009	4	219
FOP	98	30	2009	29	1,591
TOTALS	1,742			1,653	90,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,653	153.6600	130.61	215,898	1994	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2023 Heated Area: 1620 HX Base Yr 2023



36098 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		107,040
TOTAL MARKET OB/XF VALUE		5,868
TOTAL LAND VALUE - MARKET		60,750
TOTAL MARKET VALUE		173,658
SOH/AGL Deduction		23,475
ASSESSED VALUE		150,183
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,461
TOTAL JUST VALUE		173,658
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21554	ELEC OTHER	500	01/01/2009
94386	MH MOVE-ON	34,800	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2590/1973	9/14/2022	WD	Q	I	01	190,000
GRANTOR: COCHRANE WILLIAM III						
GRANTEE: BACHIE DEAN & TONYA						
2030/1380	2/17/2016	SW	U	I	12	33,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: COCHRANE WILLIAM NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W60 S27 E33 FOP=[YR=2009] S7 DCK=[YR=2009] S4 E6 N4 W6$ E14 N7 W14$ E27 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1995	1995	3	20	192	
3	0820	WOOD WALK	0	100	48	4	192.00	SF	11.75	11.75	100	2001	2001	3	40	902	
4	0810	CONCRETE A	0	100	40	10	400.00	SF	6.50	6.50	100	2005	2005	3	84	2,184	

LAND DESCRIPTION

TOTAL OB/XF 5,868

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	1.35	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,750							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.35 Total Land Value: 60,750 Market: 0 Agricultural: 0 Common: 60,750 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

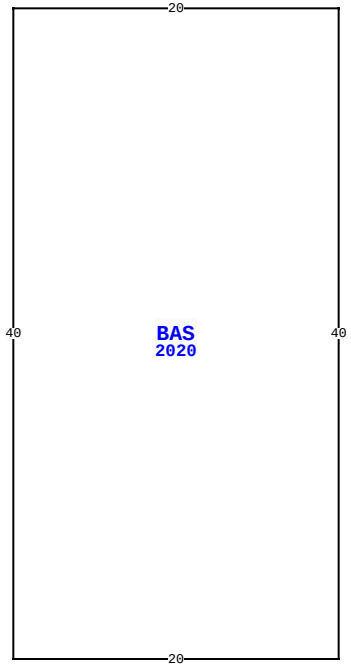
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2020	800	16,363
TOTALS	800			800	16,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	800	58.1900	21.53	17,224	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2023 Heated Area: 800 HX Base Yr 2023



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GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: COCHRANE WILLIAM NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S40 E20 N40$.

EXTRA FEATURES

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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

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