LOT 21
IN OR 572/410 & OR 945/1982
1973 VAND DW/MH

MULLS BRIAN ANDREW & DOROTHY A
PO BOX 1891
CALLAHAN, FL 32011

2025

37-3N-24-2710-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
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	03	Quality Level 03

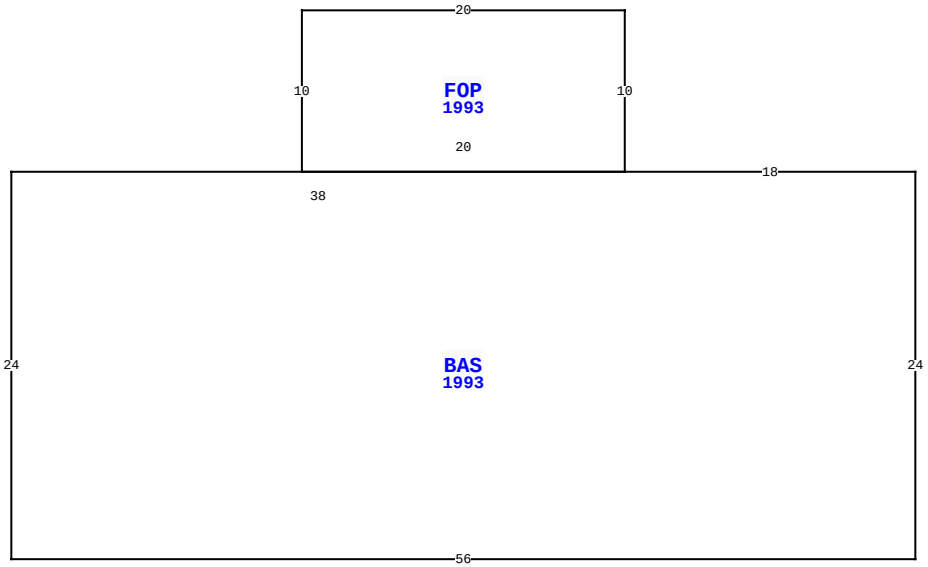
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	34,417
FOP	200	30	1993	60	1,537
TOTALS	1,544			1,404	35,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,404	106.7000	85.36	119,845	1973	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1344 HX Base Yr 1990



36130 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		35,954
TOTAL MARKET OB/XF VALUE		15,318
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		96,272
SOH/AGL Deduction		58,801
ASSESSED VALUE		37,471
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,471
TOTAL JUST VALUE		96,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B99	XFOB	6,234	01/04/1999
4803	ADDITION	1,700	04/08/1988
7191	MH MOVE-ON	10,000	03/24/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0945/1982	8/22/2000	WD	U	I	10	34,000
GRANTOR: BENNETT JUDSON & MELI						
GRANTEE: MULLS BRIAN A						
0572/0410	6/12/1989	AD	U	I	11	34,000
GRANTOR: BENNETT JUDSON & M						
GRANTEE: MULLS BRIAN & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FOP=[YR=1993] N10 W20 S10 E20$ W38 S24 E56 N24$.

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	0680	POLE SHED	0	100	24	24	576.00	SF	10.00	10.00	100	1994	1994	3	20	1,152	
2	0940	SHEDS/PORT	0	100	16	11	176.00	SF	30.00	30.00	100	1994	1994	3	20	1,056	
3	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1994	1994	3	20	2,016	
4	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	2010	2010	3	56	6,854	
5	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2012	2012	3	92	1,435	
6	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	2010	2010	3	40	600	
7	0351	CARPORT MT	0	100	35	18	630.00	SF	10.00	10.00	100	2009	2009	3	35	2,205	

LAND DESCRIPTION

TOTAL OB/XF 15,318

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS