LOT 23
HOLIDAY ACRES SUB PB 4/50

DAMPIER PAMELA DIANE & JAMES MAITLAND
36184 HOLIDAY DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2710-0023-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	06	Quality Level 06

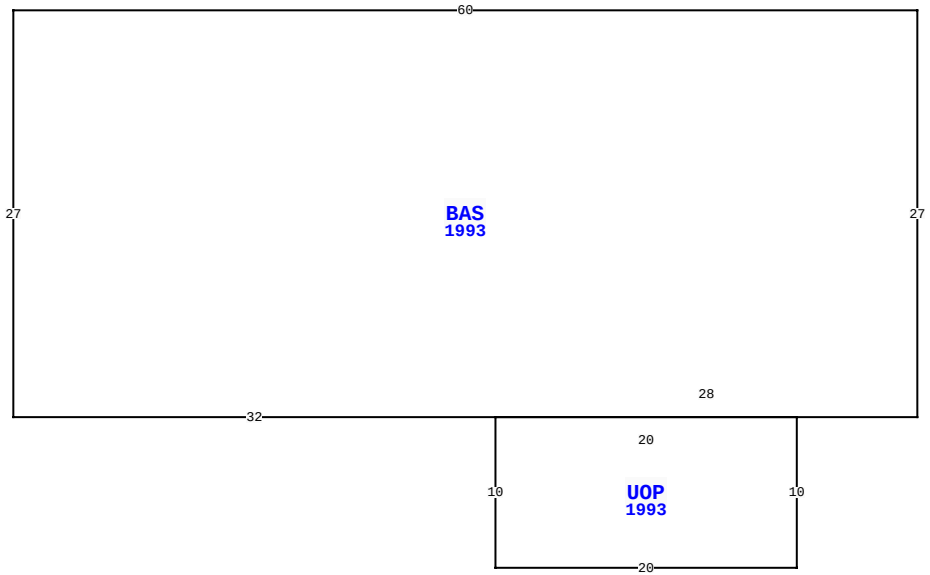
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1993	1,620	153,151
UOP	200	25	1993	50	4,727
TOTALS	1,820			1,670	157,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,670	157.5600	126.05	210,504	1987	2015	0	0	0	25.00	75.00

1 M/H 93- – 100% - 2023 Heated Area: 1620 HX Base Yr 2023



36184 HOLIDAY DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,878
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		237,748
SOH/AGL Deduction		15,292
ASSESSED VALUE		222,456
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,734
TOTAL JUST VALUE		237,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/0452	7/20/2022	WD	Q	I	02	280,000
GRANTOR: PHILLIPS NELVIN L JR						
GRANTEE: DAMPIER PAMELA DIAN						
2170/1744	1/15/2018	WD	Q	I	02	45,000
GRANTOR: BEAVER JENNIFER						
GRANTEE: PHILLIPS NELVIN L J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E32 UOP=[YR=1993] S10 E20 N10 W20$ E28 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	1988	1988	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	2.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS