LOT 24 R497880
IN OR 950/1026
HOLIDAY ACRES SUB PB 4/50

FLORES EFRAIN
36222 HOLIDAY DR
CALLAHAN, FL 32011

2025

37-3N-24-2710-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

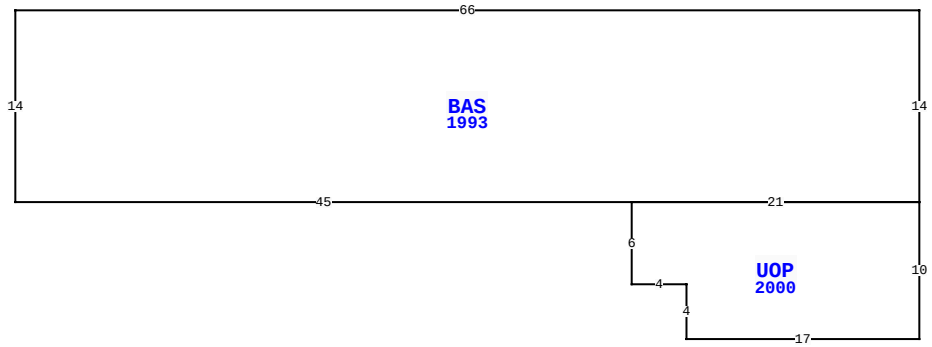
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	924	100	1993	924	35,771
UOP	194	25	2000	48	1,858
TOTALS	1,118			972	37,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	972	105.2000	84.16	81,804	1981	2001	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2001 Heated Area: 924 HX Base Yr 2001



36222 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		37,630
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,750
TOTAL MARKET VALUE		125,380
SOH/AGL Deduction		95,799
ASSESSED VALUE		29,581
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,581
TOTAL JUST VALUE		125,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0950/1026	9/21/2000	WD	U	I		21,600
GRANTOR: FLETCHER DONALD R & J						
GRANTEE: FLORES EFRAIN						
0588/0659	1/19/1990	CT	U	V	14	10,000
GRANTOR: CLERK OF COURT						
GRANTEE: ARMSTRONG & REAVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E45 UOP=[YR=2000] S6 E4 S4 E17 N10 W21$ E21 N14$.

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	1.95	AC		1.00	1.00	1.00	45,000.00	45,000.00	87,750							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.95 Total Land Value: 87,750 Market: 0 Agricultural: 0 Common: 87,750 PRINTED 07/30/2025 BY SYS