LOT 25 2001 CHNC DW
IN OR 587 PG 211
HOLIDAY ACRES SUB PB 4/50

COLLINS AARON L
36252 HOLIDAY DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2710-0025-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

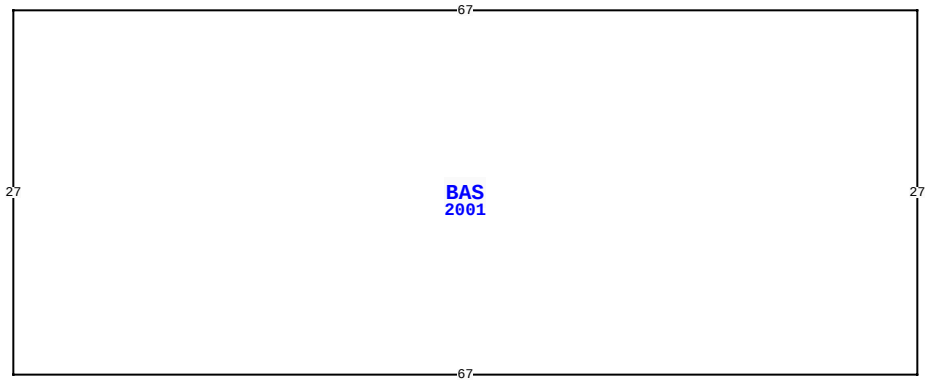
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	2001	1,809	137,459
TOTALS	1,809			1,809	137,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,809	159.6400	135.69	245,463	2001	2006	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1809 HX Base Yr



36252 HOLIDAY DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	21.30	21.30	100	1996	1996	3	20	341	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
3	1242	WD DECK A	0	0	0	0	173.00	SF	10.00	10.00	100	2002	2002	3	20	346	
4	0469	VF LATTIC	0	0	0	0	54.00	SF	5.50	5.50	100	2002	2002	3	55	163	
5	0510	GARAGE WD-	0	0	30	20	600.00	SF	35.00	35.00	100	2005	2005	3	36	7,560	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	137,459
TOTAL MARKET OB/XF VALUE	11,350
TOTAL LAND VALUE - MARKET	73,800
TOTAL MARKET VALUE	222,609
SOH/AGL Deduction	42,798
ASSESSED VALUE	179,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,811
TOTAL JUST VALUE	222,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013457	MH MOVE-ON	0	04/01/2001
7279	MH MOVE-ON	23,423	05/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0587/0211	12/28/1989	WD	Q	V		15,500
GRANTOR: REAVES JOHN J JR						
GRANTEE: COLLINS AARON L & A						
0582/0882	10/30/1989	QC	Q	V	05	10,328
GRANTOR: TORRES SERGIO R						
GRANTEE: REAVES JOHN J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W67 S27 E67 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 11,350

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	0	0006	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	45,000.00	45,000.00	73,800							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.64 Total Land Value: 73,800 Market: 0 Agricultural: 0 Common: 73,800 PRINTED 07/30/2025 BY SYS