LOT 26
IN OR 1264/1534
R672435 & R672436

STOBBE TONY L
36278 HOLIDAY DRIVE EAST
CALLAHAN, FL 32011

2025

37-3N-24-2710-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
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	03	Quality Level 03

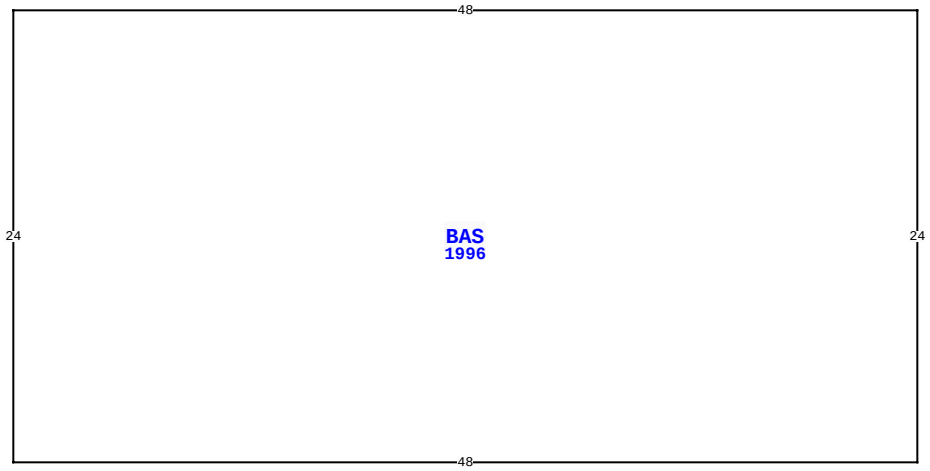
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1996	1,152	32,514
TOTALS	1,152			1,152	32,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	117.6000	94.08	108,380	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2025 Heated Area: 1152 HX Base Yr



36278 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	32,514
TOTAL MARKET OB/XF VALUE	1,907
TOTAL LAND VALUE - MARKET	58,950
TOTAL MARKET VALUE	93,371
SOH/AGL Deduction	0
ASSESSED VALUE	93,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,371
TOTAL JUST VALUE	93,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961490	MH MOVE-ON	0	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/1534	10/08/2004	QC	Q	I	01	25,000
GRANTOR: STOBBE RACHEL A						
GRANTEE: STOBBE TONY L						
1009/1240	9/27/2001	WD	Q	I		57,500
GRANTOR: MILES BOYD B & DONNA						
GRANTEE: STOBBLE TONY & RACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W48 S24 E48 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	1242	WD DECK A	0	0	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
2	1242	WD DECK A	0	0	12	16	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
3	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2005	2005	3	22	1,267	

LAND DESCRIPTION

TOTAL OB/XF 1,907

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	1.31	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,950							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.31 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 07/30/2025 BY SYS