LOT 3 (EX S-1)
IN OR 272 PG 553
HOLIDAY TIME SUB PB 5/14

HICKS JEFFREY M & PAMELA D
36017 J W ELLIOTT DR
CALLAHAN, FL 32011

2025

37-3N-24-2720-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

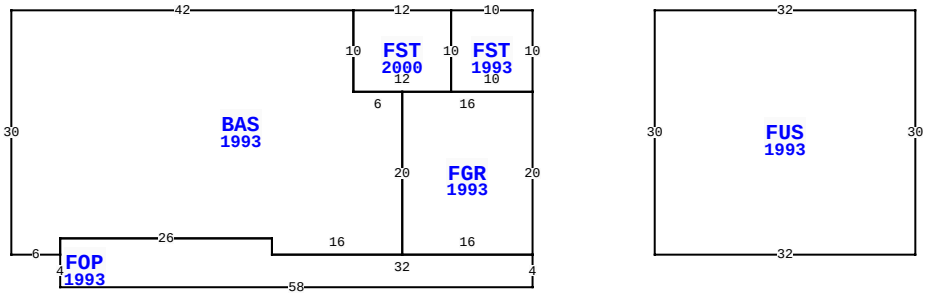
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100	1993	1,328	118,803
FGR	320	55	1993	176	15,745
FOP	284	30	1993	85	7,604
FST	100	55	1993	55	4,920
FST	120	55	2000	66	5,904
FUS	960	100	1993	960	85,882
TOTALS	3,112			2,670	238,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	94.5216	124.77	333,136	1979	1979	0	0	0	28.30	71.70

1 SNGL FAM – 100% - 0 Heated Area: 2288 HX Base Yr



36017 JW ELLIOTT 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		238,859
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		285,329
SOH/AGL Deduction		153,272
ASSESSED VALUE		132,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,335
TOTAL JUST VALUE		285,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0272/0553	8/01/1978	WD	Q	V		3,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W10 FST=[YR=2000] W12 BAS=[YR=1993] W42 S30 E6 FOP=[YR=1993] S4 E58 N4 FGR=[YR=1993] N20 W16 S20 E16 $ W32 N2 W26 S2 $ N2 E26 S2 E16 N20 W6 N10 $ S10 E12 N10 $ S10 E10 N10 $ PTR= E15 FUS=[YR=1993] E32 S30 W32 N30 $ W15 $.

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	1979	1979	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS