PT OF LOTS 4 & 5
IN OR 2420/1835
HOLIDAY TIME SUB PB 5/14

HICKS BRIAN S & CHRISTINE C
36187 J W ELLIOTT DR
CALLAHAN, FL 32011

2025

37-3N-24-2720-0004-0000

BUILDING CHARACTERISTICS

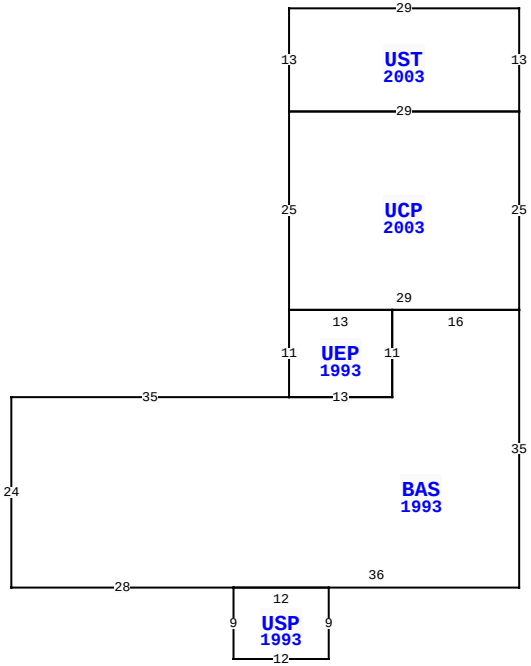
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,712	100	1993	1,712	50,621
UCP	725	20	2003	145	4,287
UEP	143	70	1993	100	2,957
USP	108	50	1993	54	1,597
UST	377	55	2003	207	6,121
TOTALS	3,065			2,218	65,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,218	123.2000	98.56	218,606	1976	1976	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1712 HX Base Yr 2021



36187 JW ELLIOTT 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	0802	ASPHALT B	0	100	8	108	864.00	SF	2.40	2.40	100	1989	1989	3	50	1,037	
2	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	1991	1991	3	59.5	743	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,582
TOTAL MARKET OB/XF VALUE		1,780
TOTAL LAND VALUE - MARKET		66,150
TOTAL MARKET VALUE		133,512
SOH/AGL Deduction		51,038
ASSESSED VALUE		82,474
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,752
TOTAL JUST VALUE		133,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001889	REPLACEMENT DOUBL	0	02/24/2025
MH240011150	REPLACEMENT DOUBL	0	10/02/2024
B0311048	CARPORT	14,280	01/04/2003
B029508	XFOB	0	04/01/2002
7078	XFOB	918	03/13/1991
8005	MH MOVE-ON	20,000	12/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/1835	12/28/2020	WD	U	I	11	100
GRANTOR: HICKS JEFFREY & PAMEL						
GRANTEE: HICKS BRIAN S & CHR						
2118/1087	4/04/2017	WD	U	I	11	100
GRANTOR: BUCHANAN TOM & WRAY E						
GRANTEE: HICKS JEFFREY & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2003] W29 S13 UCP=[YR=2003] S25 UEP=[YR=1993] S11 BAS=[YR=1993] W35 S24 E28 USP=[YR=1993] S9 E12 N9 W12$ E36 N35 W16 S11 W13$ E13 N11 W13$ E29 N25 W29$ E29 N13$.

LAND DESCRIPTION

TOTAL OB/XF 1,780

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	1.47	AC		1.00	1.00	1.00	45,000.00	45,000.00	66,150							

REVIEW DATE 06/24/2025 BY WW Total Acres: 1.47 Total Land Value: 66,150 Market: 0 Agricultural: 0 Common: 66,150 PRINTED 07/30/2025 BY SYS