PT OF LOTS 5 & 6
IN OR 2515/1309
HOLIDAY TIME SUB PB 5/14

HANKS BOBBIE & GREGORY
36201 J W ELLIOTT DRIVE
CALLAHAN, FL 32011

2025

37-3N-24-2720-0005-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

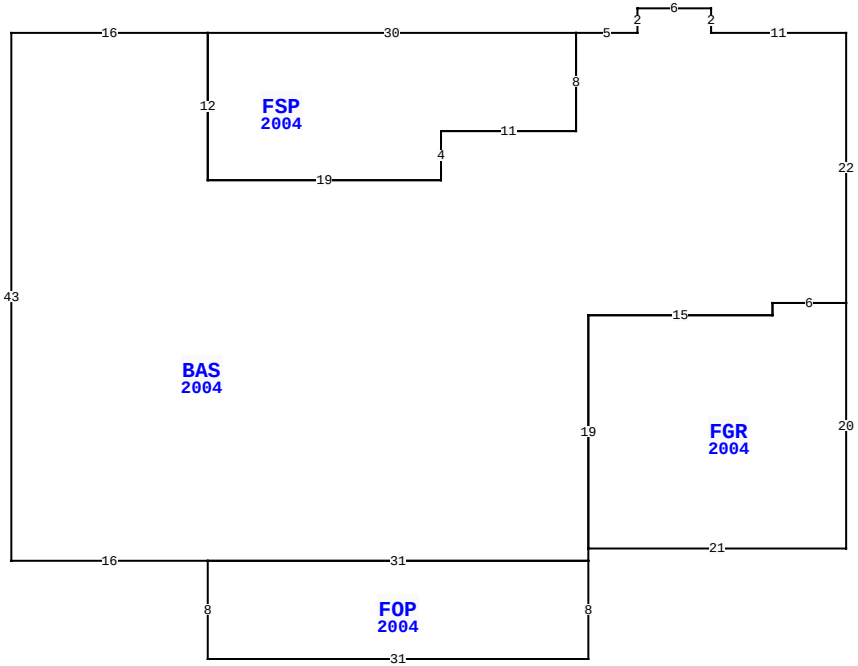
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,194	100	2004	2,194	277,497
FGR	405	55	2004	223	28,205
FOP	248	30	2004	74	9,359
FSP	316	40	2004	126	15,937
TOTALS	3,163			2,617	330,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,617	94.1760	148.80	389,410	2004	2004	0	0	0	15.00	85.00

1 SFR CUST – 100% - 2022 Heated Area: 2194 HX Base Yr 2022



36201 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		330,998
TOTAL MARKET OB/XF VALUE		7,437
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		383,435
SOH/AGL Deduction		48,894
ASSESSED VALUE		334,541
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,819
TOTAL JUST VALUE		383,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014837	REPAIR/RRF	16,126	10/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2515/1309	11/15/2021	WD	Q	I	01	385,000
GRANTOR: SUMMERS JANELLE F						
GRANTEE: HANKS BOBBIE & GREG						
2402/1117	10/09/2020	WD	Q	I	01	305,000
GRANTOR: FARMER BOBBY B						
GRANTEE: SUMMERS RANDALL JR						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,323.00	SF	4.00	4.00	100	2004	2004	3	83	4,392	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

BUILDING DIMENSIONS

BAS=[YR=2004] W11 N2 W6 S2 W5 FSP=[YR=2004] W30 S12 E19 N4 E11 N8$ S8 W11 S4 W19 N12 W16 S43 E16 FOP=[YR=2004] S8 E31 N8 W31$ E31 N1 FGR=[YR=2004] E21 N20 W6 S1 W15 S19$ N19 E15 N1 E6 N22$.

LAND DESCRIPTION

TOTAL OB/XF 7,437

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 01/10/2023 BY WWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS