PT OF LOT 6
IN OR 1811/1109
R673244 & R673245

ISLEY HOLDINGS LLC
36252 JW ELLIOT DR
CALLAHAN, FL 32011

2025

37-3N-24-2720-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	Quality Level 03

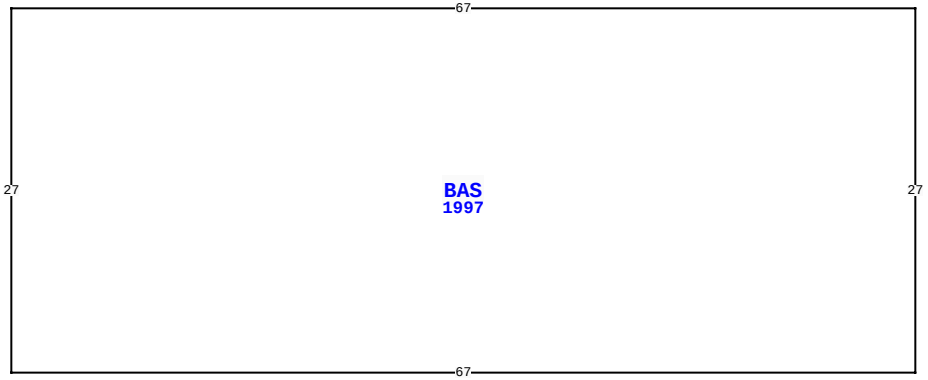
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	1997	1,809	66,088
TOTALS	1,809			1,809	66,088

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	122.8000	104.38	188,823	1997	1997	0	0	0	65.00	35.00

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



36245 J W 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	66,088
TOTAL MARKET OB/XF VALUE	2,765
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	113,853
SOH/AGL Deduction	8,439
ASSESSED VALUE	105,414
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,414
TOTAL JUST VALUE	113,853
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	MH MOVE-ON	0	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1811/1109	8/28/2012	WD	U	I	12	39,500
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: ISLEY HOLDINGS LLC						
1797/0376	6/11/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NA TRUSTEE						

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W67 S27 E67 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,765

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	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 05/02/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS