LOT 10
IN OR 2421/642
HOLIDAY TIME SUB PB 5/14

BREWER TERRY WAYNE
36176 JW ELLIOTT DR
CALLAHAN, FL 32011

2025

37-3N-24-2720-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

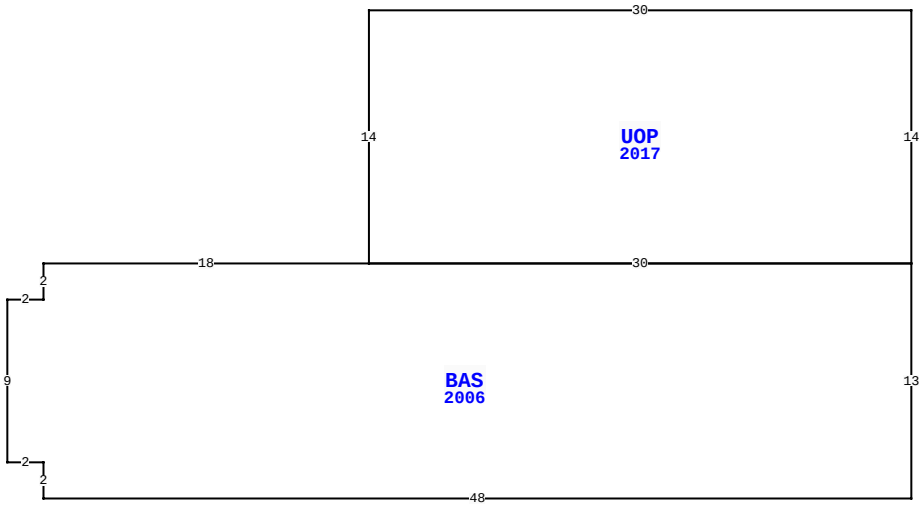
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 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	642	100	2006	642	34,831
UOP	420	25	2017	105	5,696
TOTALS	1,062			747	40,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	747	118.2000	100.47	75,051	2005	2005	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2021 Heated Area: 642 HX Base Yr 2021



36176 JW ELLIOTT DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		40,528
TOTAL MARKET OB/XF VALUE		14,839
TOTAL LAND VALUE - MARKET		70,210
TOTAL MARKET VALUE		125,577
SOH/AGL Deduction		34,454
ASSESSED VALUE		91,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,401
TOTAL JUST VALUE		125,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0642	12/29/2020	QC	U	I	11	100
GRANTOR: BREWER DORIS L LIVING						
GRANTEE: BREWER TERRY WAYNE						
2393/0346	9/11/2020	QC	U	I	11	110,000
GRANTOR: BREWER DORIS L						
GRANTEE: BREWER TERRY WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W30 S14 BAS=[YR=2006] W18 S2 W2 S9 E2 S2 E48 N13 W30$ E30 N14$.

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	0510	GARAGE WD-	0	100	40	24	960.00	SF	35.00	35.00	100	2005	2005	3	36	12,096	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2008	2008	3	31	446	
3	0810	CONCRETE A	0	100	12	20	240.00	SF	6.50	6.50	100	2005	2005	3	84	1,310	
4	0476	VF 6 SBPL	0	100	0	0	24.00	LF	32.00	32.00	100	2012	2012	3	81	622	
5	0479	VF PICKET	0	100	0	0	45.00	LF	10.00	10.00	100	2012	2012	3	81	365	

LAND DESCRIPTION

TOTAL OB/XF 14,839

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	2.36	AC		1.00	1.00	0.85	35,000.00	29,750.00	70,210							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.36 Total Land Value: 70,210 Market: 0 Agricultural: 0 Common: 70,210 PRINTED 07/30/2025 BY SYS