IN OR 874 PG 1037
MH/ID 11419768A & 11419768B

**HURLBURT MARK A**
36054 CLOVER LANE
CALLAHAN, FL 32011

**2026**

**37-3N-24-0000-0012-0040**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| 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 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Quality | 03 | Quality Level 03 |

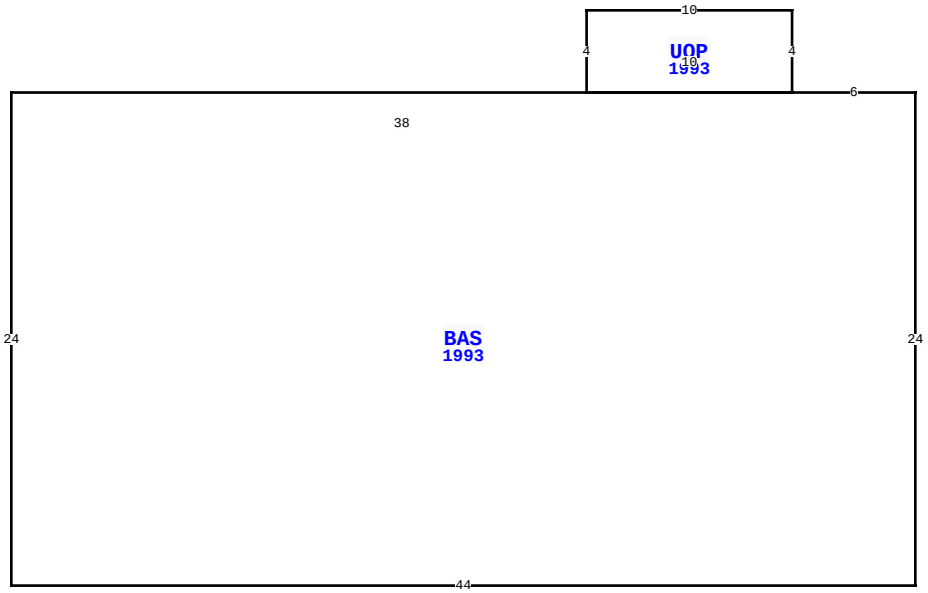
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,056 | 100 | 1993 | 1,056 | 31,775 |
| UOP | 40 | 25 | 1993 | 10 | 301 |
| TOTALS | 1,096 | | | 1,066 | 32,076 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,066 | 118.0000 | 100.30 | 106,920 | 1987 | 1990 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- 100% - 1999 Heated Area: 1056 HX Base Yr 1999




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

36054 CLOVER LN, CALLAHAN

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 32,076 |
| TOTAL MARKET OB/XF VALUE | | 5,174 |
| TOTAL LAND VALUE - MARKET | | 96,220 |
| TOTAL MARKET VALUE | | 133,470 |
| SOH/AGL Deduction | | 94,911 |
| ASSESSED VALUE | | 38,559 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 13,559 |
| TOTAL JUST VALUE | | 133,470 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0874/1037 | 3/15/1999 | WD | U | I | | 0 |
| GRANTOR: SULLIVAN RONALD D | | | | | | |
| GRANTEE: HURLBURT MARK A | | | | | | |
| 0847/1915 | 9/09/1998 | WD | Q | I | | 59,000 |
| GRANTOR: SULLIVAN RONALD D | | | | | | |
| GRANTEE: HURLBURT MARK A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=1993] N4 W10 S4 E10$ W38 S24 E44 N24$.

## 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 | 24 | 40 | 960.00 | SF | 26.95 | 26.95 | 100 | 1992 | 1992 | 3 | 20 | 5,174 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,174

| 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 | 2.83 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 96,220 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.83 Total Land Value: 96,220 Market: 0 Agricultural: 0 Common: 96,220 PRINTED 07/09/2026 BY SYS