

KREIDLER JIM & JEANETTE
36064 HOLIDAY DR
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0800

02

1,437

84.7000

76.23

109,543

2008

2008

0

0

42.00

58.00

1

M/H

94+

100%

-

2024

Heated Area:

1410

HX Base Yr

2024

30

02

VINYL 100

GABLE/HIP 100

MODULAR MT 100

DRYWALL 100

LVT/LAMNT 100

CENTRAL 100

AIR DUCTED 100

2 100

2 100

WOOD FRAME 100

1. 1. 100

0 100

02

Quality Level 02

MOBILE HOME

MKT AREA

09

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,410

100

2023

1,410

62,341

FOP

90

30

2023

27

1,194

TOTALS

1,500

1,437

63,535

EXTRA FEATURES

36064 HOLIDAY DR, CALLAHAN

L N

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

OR

0.00

0.00

1.67

AC

1.00

1.00

1.00

40,000.00

40,000.00

66,800

REVIEW DATE

08/15/2023

BY

WW

Total Acres:

1.67

Total Land Value:

66,800

Market:

0

Agricultural:

0

Common:

66,800

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MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group:

4

Tax Dist:

BUILDING MARKET VALUE

63,535

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

66,800

TOTAL MARKET VALUE

130,335

SOH/AGL Deduction

17,585

ASSESSED VALUE

112,750

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

61,339

TOTAL JUST VALUE

130,335

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

137,228

PERMIT NUM

DESCRIPTION

AMT

ISSUED

230009265

CO ISSUED

07/20/2023

22014589

MH MOVE-ON

0

09/23/2022

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2655/1148

7/21/2023

WD Q

I

01

135,000

GRANTOR: PAGE KEVIN

GRANTEE: KREIDLER JIM & JEAN

2448/0831

3/24/2021

WD U

I

30

58,000

GRANTOR: NEVES GEORGE R

GRANTEE: PAGE KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,0] W50 S30 E44 N15 E6 N15 \$

FOP=[YR=2023;ORIG=-6,30] E6 N15 W6 S15 \$

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