LOTS 16 & 17
IN OR 2132/203
PINE KNOLL UNIT # 2 PB 5/17

HOLLEY DAVID L
44052 BECKER AVENUE
CALLAHAN, FL 32011

2023

04-1N-25-2820-0016-0000

NASSAU COUNTY PROPERTY

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	06	DIST 1D 100
Quality	02	Quality Level 02

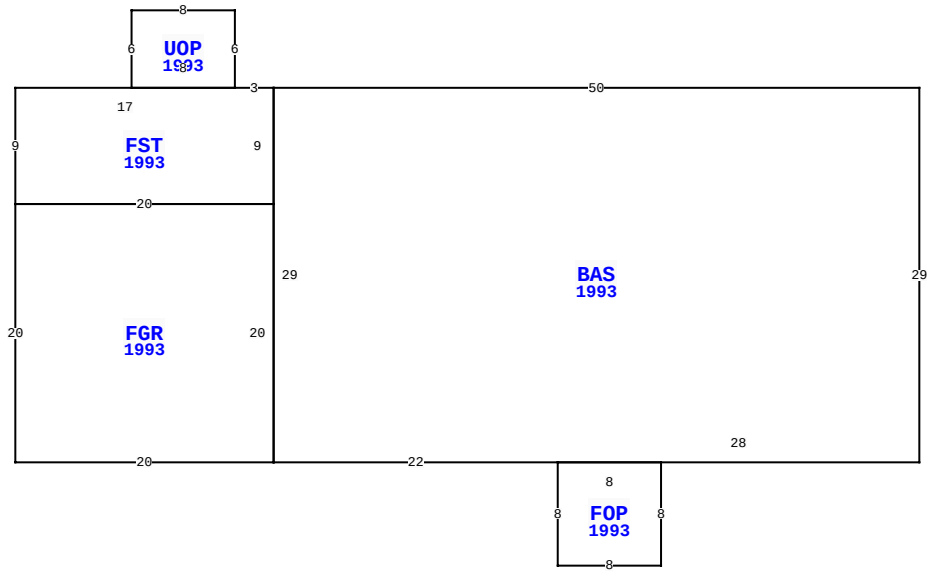
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100	1,450	111,780
FGR	400	55	220	16,960
FOP	64	30	19	1,464
FST	180	55	99	7,632
UOP	48	20	10	771
TOTALS	2,142		1,798	138,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	102.6000	92.60	166,495	1979	1984	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1450 HX Base Yr 2002



44052 BECKER AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,607
TOTAL MARKET OB/XF VALUE		910
TOTAL LAND VALUE - MARKET		24,150
TOTAL MARKET VALUE		163,667
SOH/AGL Deduction		91,369
ASSESSED VALUE		72,298
TOTAL EXEMPTION VALUE	HX HB	47,298
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		163,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,814

BLDG:1:1: KB 5/11/22 ADJ EYB DUE TO NEWER ROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2301627	REPAIR/RRF	12,345	02/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2132/0203	6/06/2017	QC	U	I	11	100
GRANTOR: HOLLEY MICHELLE C						
GRANTEE: HOLLEY DAVID L						
0987/1430	5/22/2001	WD	Q	I		82,000
GRANTOR: MCNEAL WALTER MITCHEL						
GRANTEE: HOLLEY DAVID L & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FST=[YR=1993] W3 UOP=[YR=1993] N6 W8 S6 E8$ W17 S9 FGR=[YR=1993] S20 E20 N20W20$ E20N9 $ S29 E22FOP=[YR=1993] S8 E8 N8 W8$ E28 N29$.

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
2	0811	CONCRETE B	0	100	0	0	500.00	SF	5.20	5.20	100	1980	1980	3	35	910	

LAND DESCRIPTION

TOTAL OB/XF 910

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	000102	C	SFR/MH	100	0005	RM	0.00	0.00	0.69	AC		1.00	1.00	1.00	35,000.00	35,000.00	24,150							

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.69 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/02/2023 BY SYS