IN OR 2618/1331
ESMT OR 1010/1647

HOLTON AARON DAVID & ALEXIS CLARK
66153 MOUNTAIN BROOK TRAIL
CALLAHAN, FL 32011

2023

05-2N-26-0000-0004-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

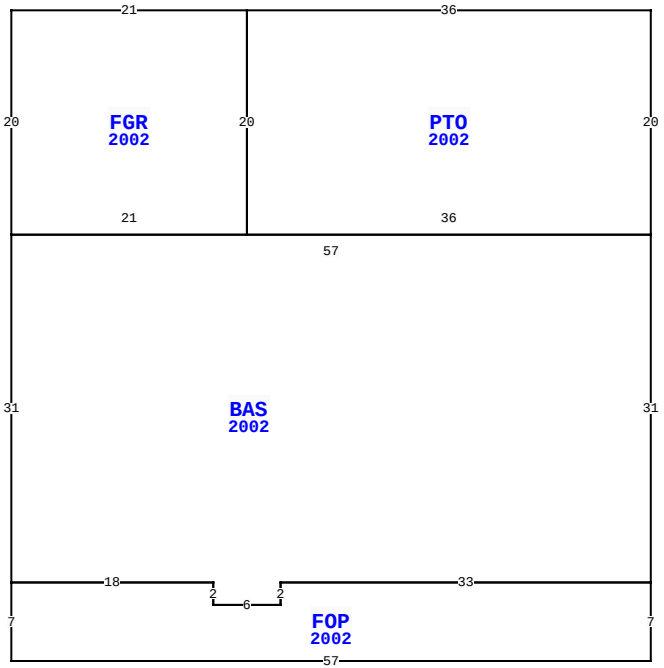
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	147,510
FGR	420	55	231	19,154
FOP	387	30	116	9,619
PTO	720	5	36	2,985
TOTALS	3,306		2,162	179,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,162	108.0940	97.55	210,903	2002	2002	0	0	0	15.00	85.00

2 SINGLE FAM – 100% - 0 Heated Area: 1779 HX Base Yr



66153 MOUNTAIN BROOK TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,979
TOTAL MARKET OB/XF VALUE		6,303
TOTAL LAND VALUE - MARKET		81,450
TOTAL MARKET VALUE		291,732
SOH/AGL Deduction		139,227
ASSESSED VALUE		152,505
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,505
TOTAL JUST VALUE		291,732
NCON VALUE		24,711
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012014	ADDITION	73,843	09/09/2021
B018539	NEW CONSTR	105,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1331	2/03/2023	WD	U	I	11	100
GRANTOR: DAVIS TIMOTHY J & KIM						
GRANTEE: HOLTON AARON DAVID						
0985/0171	5/08/2001	QC	U	I	01	100
GRANTOR: DAVIS GEORGE W & NANC						
GRANTEE: DAVIS TIMOTHY J & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W36 FGR=[YR=2002] W21 S20 BAS=[YR=2002] S31 FOP=[YR=2002] S7 E57 N7 W33 S2 W6 N2 W18$ E18 S2 E6 N2 E33 N31W57$ E21 N20$ S20 E36 N20$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	909.00	SF	5.20	5.20	100	2002	2002	3	83	3,923	

LAND DESCRIPTION

TOTAL OB/XF 6,303

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	SFR	100	0005	OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,450							

REVIEW DATE 07/13/2022 BY TWWW Total Acres: 1.81 Total Land Value: 81,450 Market: 0 Agricultural: 0 Common: 81,450 PRINTED 08/02/2023 BY SYS

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2023

05-2N-26-0000-0004-0160

BUILDING CHARACTERISTICS

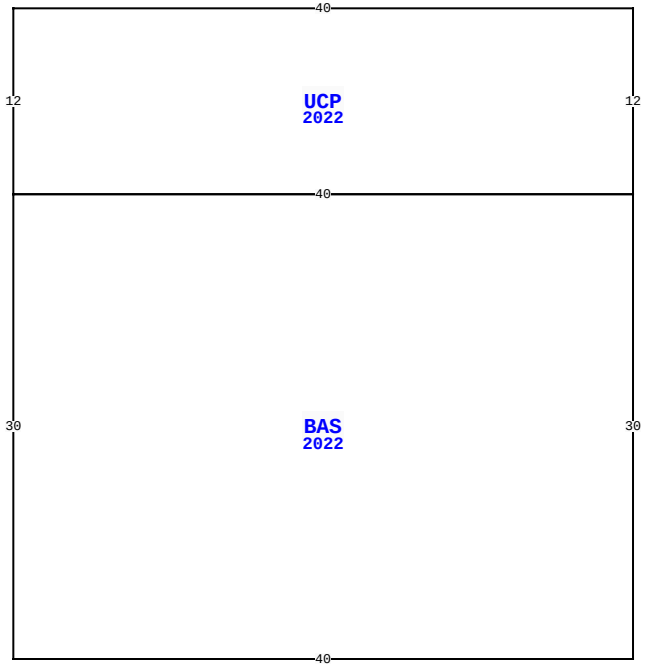
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,881
UCP	480	20	96	1,831
TOTALS	1,680		1,296	24,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	55.0160	19.26	24,961	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 0 Heated Area: 1200 HX Base Yr



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PAGE 2 of 2 4

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0985/0171	5/08/2001	QC	U	I	01	100
GRANTOR: DAVIS GEORGE W & NANC						
GRANTEE: DAVIS TIMOTHY J & K						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W40 S12 BAS=[YR=2022] S30 E40 N30 W40$ E40 N12$.

EXTRA FEATURES

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

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