PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 647/587,
OR 860/1579 & OR 866/1624

HOLLAND BETTY J
45022 ARLINE ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0035-0060

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 08

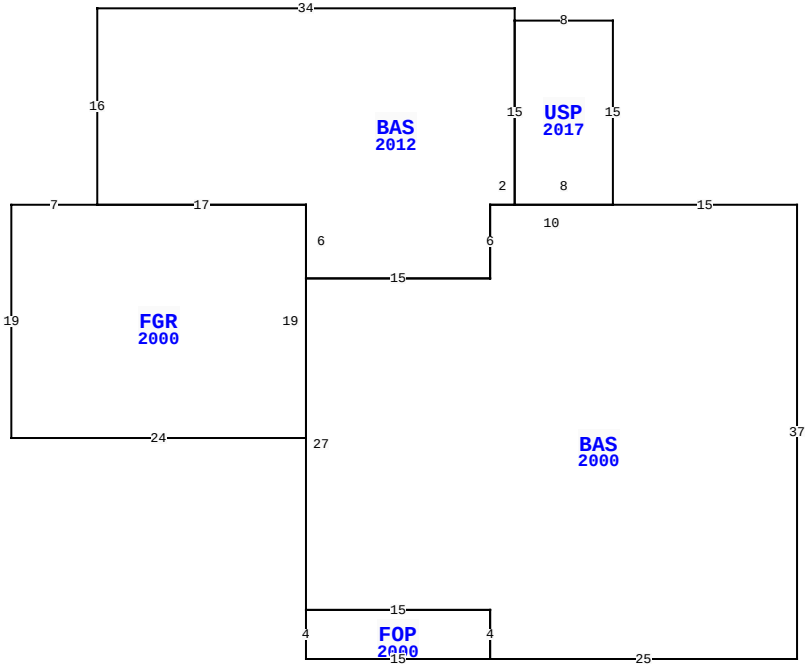
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1,330	110,915
BAS	634	100	634	52,872
FGR	456	55	251	20,932
FOP	60	30	18	1,501
USP	120	30	36	3,002
TOTALS	2,600		2,269	189,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	106.8200	96.41	218,754	2000	2004	0	0	0	13.50	86.50

1 SINGLE FAM – 100% - 0 Heated Area: 1964 HX Base Yr



45022 ARLINE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,222
TOTAL MARKET OB/XF VALUE		3,539
TOTAL LAND VALUE - MARKET		28,875
TOTAL MARKET VALUE		221,636
SOH/AGL Deduction		95,966
ASSESSED VALUE		125,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,670
TOTAL JUST VALUE		221,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24173	NEW CONSTR	0	12/01/2011
B25302	ADDITION	54,336	11/01/2011
B007518	NEW CONSTR	85,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0866/1624	2/08/1999	QC	U	V	16	100
GRANTOR: LAWRENCE EDDIE L						
GRANTEE: HOLLAND BETTY J						
0860/1579	12/11/1998	QC	U	I	16	100
GRANTOR: STEWART SAUNDRA						
GRANTEE: HOLLAND BETTY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W15 USP=[YR=2017] N15 W8 BAS=[YR=2012] N1 W34 S16 FGR=[YR=2000] W7 S19 E24 N19 W17$ E17 S6 E15 N6 E2 N15$ S15 E8$ W10 S6 W15 S27 FOP=[YR=2000] S4 E15 N4 W15$ E15 S4 E25 N37$.

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	0812	CONCRETE C	0	100	0	0	1,106.00	SF	4.00	4.00	100	2000	2000	3	80	3,539	

LAND DESCRIPTION

TOTAL OB/XF 3,539

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	0006		0.00	0.00	0.55	AC		1.00	1.00	1.50	35,000.00	52,500.00	28,875							

REVIEW DATE 07/11/2017 BY KBX Total Acres: 0.55 Total Land Value: 28,875 Market: 0 Agricultural: 0 Common: 28,875 PRINTED 08/02/2023 BY SYS