LOT 19
IN OR 1787/156
A E EWING SUB # 1 PB 3/67

ARNOLD CHRISTOPHER D
45084 EAST HOLLY TL
CALLAHAN, FL 32011

2023

25-2N-24-226A-0019-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

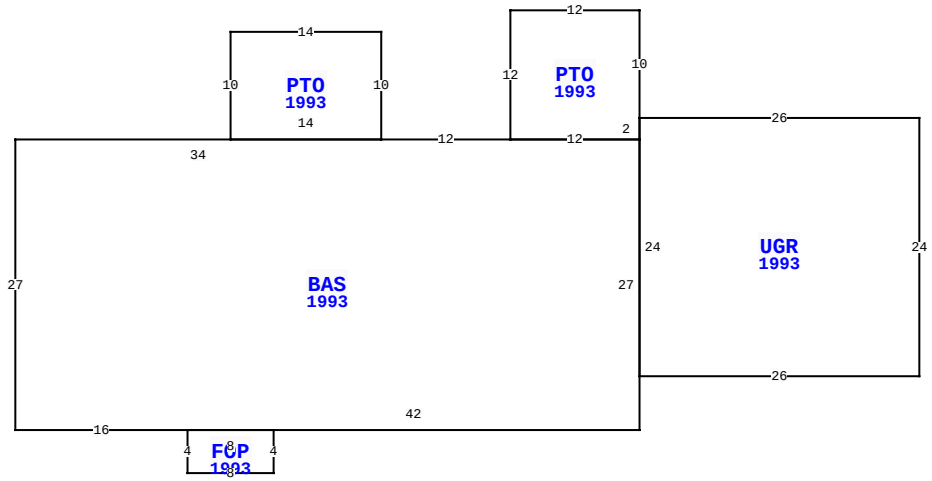
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	130,789
FOP	32	30	10	835
PTO	140	5	7	584
PTO	144	5	7	584
UGR	624	45	281	23,468
TOTALS	2,506		1,871	156,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	134.1130	121.04	226,466	1960	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 2013 Heated Area: 1566 HX Base Yr 2013



45084 EAST HOLLY TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		156,262
TOTAL MARKET OB/XF VALUE		3,038
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		179,300
SOH/AGL Deduction		92,073
ASSESSED VALUE		87,227
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		37,227
TOTAL JUST VALUE		179,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R960479	REPAIR/RRF	2,900	02/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1787/0156	2/14/2012	WD	Q	I	02	70,000
GRANTOR: SMITH PHYLLIS & KENNE						
GRANTEE: ARNOLD CHRISTOPHER						
1453/1006	10/19/2006	WD	Q	I		100,000
GRANTOR: KEARNS FRANK E SR						
GRANTEE: SMITH PHYLLIS & KEN						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W26 PTO=[YR=1993] N10 W12 S12BAS=[YR=1993] W12 PTO=[YR=1993] N10 W14 S10 E14$ W34 S27 E16 FOP=[YR=1993] S4 E8 N4 W8$ E42 N27 W12$ E12 N2$ S24 E26 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
2	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	1980	1980	3	35	182	
3	0810	CONCRETE A	0	100	0	0	80.00	SF	6.50	6.50	100	1980	1980	3	35	182	
6	0811	CONCRETE B	0	100	0	0	553.00	SF	5.20	5.20	100	2011	2011	3	93	2,674	

LAND DESCRIPTION

TOTAL OB/XF 3,038

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	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/25/2018 BY TWX Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS