

PT LOT 27 & ALL LOTS 28 & 29
INCL PT OF ABDN R/W OR 89/194
LAND NORTH OF SAID LOTS

JOHNS RICHARD ALAN JR
45222 EAST HOLLY TRAIL
CALLAHAN, FL 32011

2023

25-2N-24-226B-0027-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,901	100	1,901	192,583
FGR	506	55	278	28,163
FOP	120	30	36	3,647
FSP	240	40	96	9,726
FST	104	55	57	5,775
TOTALS	2,871		2,368	239,894

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	1,111.00	SF	4.00	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	
4	0681	POLE SHED	0 100	24	20	480.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,368	106.9719	127.03	300,807	1990	1995	0	0	20.25	79.75	
1 SNGL FAM - 100% - 2021 Heated Area: 1901 HX Base Yr 2021												

TOTAL OB/XF 10,749												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0812	CONCRETE C	0 100	0	0	1,111.00	SF	4.00	4.00	100	1990	1990
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2012	2012
4	0681	POLE SHED	0 100	24	20	480.00	SF	15.00	15.00	100	2000	2000

TOTAL OB/XF 10,749												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	2.00	LT		1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 6									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					239,894				
TOTAL MARKET OB/XF VALUE					10,749				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					290,643				
SOH/AGL Deduction					26,914				
ASSESSED VALUE					263,729				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					213,729				
TOTAL JUST VALUE					290,643				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					268,934				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313655	REPAIR/RRF	0	10/01/2013
4016	NEW CONSTR	4,000	07/31/1990
6834	TEMP POLE	2,800	07/19/1990
6607	NEW CONSTR	63,310	07/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2303/0345	9/09/2019	WD	U	I	30	200,000	
GRANTOR: JOHNS RICHARD ALAN &							
GRANTEE: JOHNS RICHARD ALAN							
0600/0107	6/20/1990	WD	Q	V		23,000	
GRANTOR: CONNER JULIAN & ALMA							
GRANTEE: JOHNS RICHARD & T L							

BUILDING NOTES									

BUILDING DIMENSIONS									
FST=[YR=1993] W13 BAS=[YR=1993] W20 FSP=[YR=1993] N12 W20 S12 E20\$ W48 S31 E28 FOP=[YR=1993] S6 E20 N6 W20\$ E31FGR=[YR=1993] E22 N23 W22 S23\$ N23 E9 N8\$ S8 E13 N8\$.									