LOTS 30 31 &
PT ABDN R/W OR 89/194
IN OR 134/101 & OR 1405/1096

HAND LINDA GAIL B GAMBRELL
45152 EAST HOLLY TRAIL
CALLAHAN, FL 32011

2023

25-2N-24-226B-0030-0000

BUILDING CHARACTERISTICS

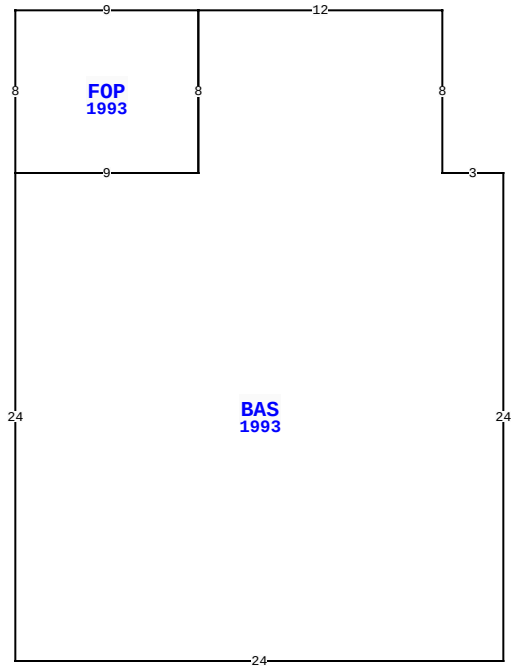
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	99	N/A 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	672	100	672	53,661
FOP	72	30	22	1,757
TOTALS	744		694	55,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	694	108.9000	98.28	68,206	1971	1976	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 0 Heated Area: 672 HX Base Yr



45152 EAST HOLLY TRL, 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		55,417
TOTAL MARKET OB/XF VALUE		2,331
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		97,748
SOH/AGL Deduction		50,360
ASSESSED VALUE		47,388
TOTAL EXEMPTION VALUE	HX HB WX SL	47,388
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		97,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702913	REPAIR/RRF	3,480	05/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0134/0101	1/01/1972	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N8 W12 FOP=[YR=1993] W9 S8 E9 N8 $ S8 W9 S24 E24 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	0681	POLE SHED	0	100	23	11	253.00	SF	15.00	15.00	100	1990	1990	3	20	759	
3	0810	CONCRETE A	0	100	0	0	390.00	SF	6.50	6.50	100	1990	1990	3	62	1,572	

LAND DESCRIPTION

TOTAL OB/XF 2,331

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	000115	C	SFR ACRES	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							
2	000115	C	SFR ACRES	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS