PT OF GOVT LOT 4
IN OR 694 PG 1182

HOLMES JOHN D JR & SHIRLEY S
55001 HADEN WAY
CALLAHAN, FL 32011

2023

27-2N-25-0000-0005-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

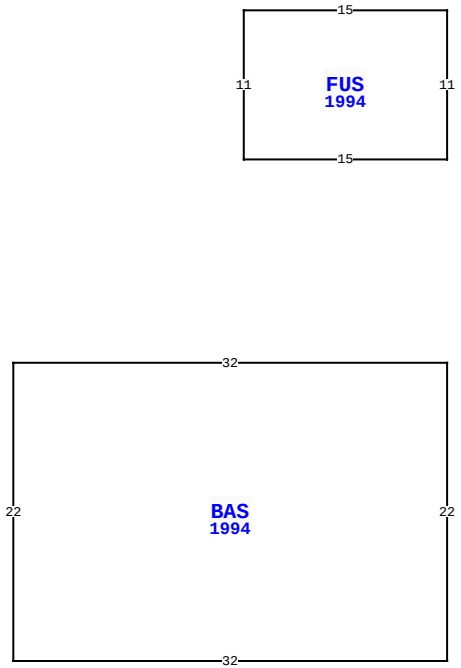
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	704	51,454
FUS	165	100	165	12,059
TOTALS	869		869	63,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	869	93.9000	84.74	73,639	1994	1994	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 1995 Heated Area: 869 HX Base Yr 1995



55001 HADEN RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		63,514
TOTAL MARKET OB/XF VALUE		2,151
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		100,665
SOH/AGL Deduction		48,215
ASSESSED VALUE		52,450
TOTAL EXEMPTION VALUE	HX HB	27,450
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0694/1182	12/17/1993	WD	U	I	01	8,000

GRANTOR: HOLMES JACQUELINE J

GRANTEE: HOLMES JOHN JR & SH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W32 S22 E32 N22 $ PTR= N15 FUS=[YR=1994] N11 W15 S11 E15 $ S15 $.

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	0940	SHEDS/PORT	0	100	8	10	80.00	SF	13.20	13.20	100	1993	1993	3	20	211	
2	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2000	2000	3	20	400	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	77	1,540	

LAND DESCRIPTION

TOTAL OB/XF 2,151

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS