

PT OF LOT 20
IN OR 1411/1653
ESMT OR 1159/1578

KROGER KENNETH JAMES
44198 HOLMES ESTATE ROAD
CALLAHAN, FL 32011

2023

32-2N-25-4020-0020-0030



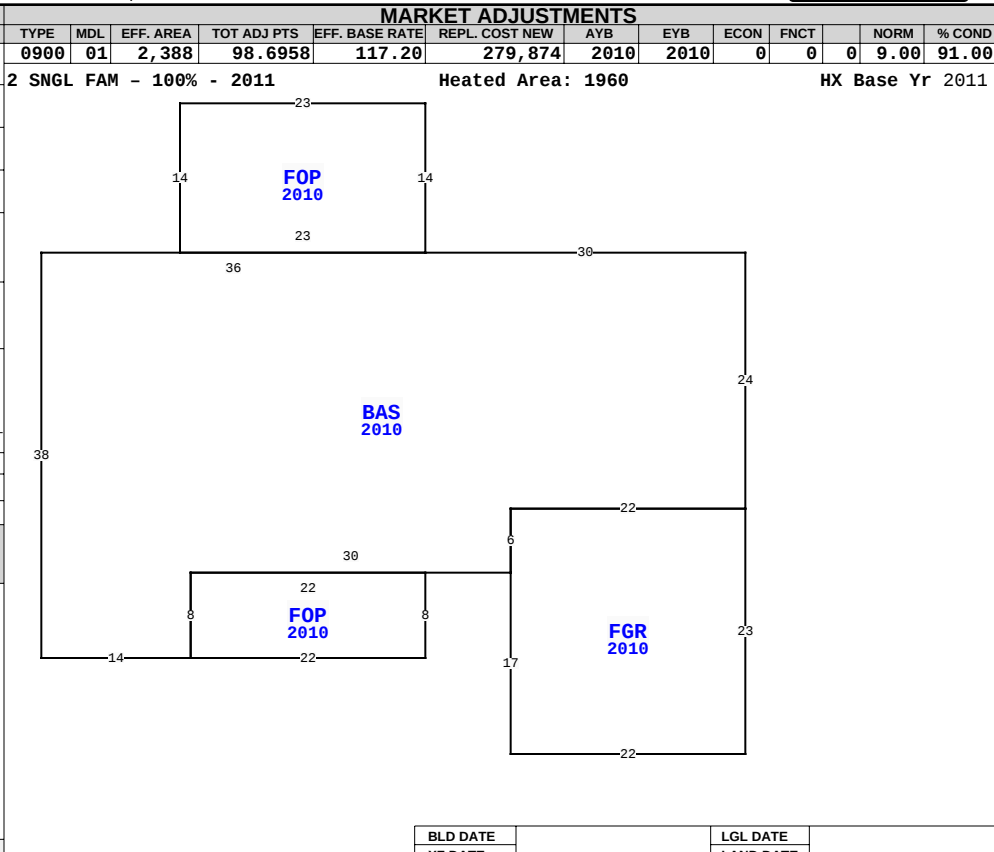
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
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	1,960	100	1,960	209,038
FGR	506	55	278	29,650
FOP	176	30	53	5,653
FOP	322	30	97	10,345
TOTALS	2,964		2,388	254,685

TOTALS		27,884	27,888	284,888			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
3	0811	CONCRETE B	0	100	0	0	
4	0811	CONCRETE B	0	100	0	0	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000115	C	SFR ACRES	100	



44198 HOLMES ESTATE 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												254,685	
TOTAL MARKET OB/XF VALUE												14,883	
TOTAL LAND VALUE - MARKET												48,300	
TOTAL MARKET VALUE												317,868	
SOH/AGL Deduction												161,320	
ASSESSED VALUE												156,548	
TOTAL EXEMPTION VALUE												50,000	
BASE TAXABLE VALUE												106,548	
TOTAL JUST VALUE												317,868	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												250,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22149	CO ISSUED	0	03/24/2010
E21640	ELEC OTHER	6,000	03/01/2009
M14378	MECH OTHER	0	02/01/2009
R11695	REPAIR/RRF	6,000	12/01/2008
B22149	NEW CONSTR	192,390	12/01/2008
P13613	OTHER	0	12/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1411/1653	5/12/2006	WD	Q	I		49,500	
GRANTOR: JOHNSON HAROLD							
GRANTEE: KROGER KENNETH JAME							
1182/0427	10/21/2003	WD	Q	I		43,000	
GRANTOR: KERNS BRIAN J & VIRGI							
GRANTEE: JOHNSON HAROLD							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2010] W30 FOP=[YR=2010] N14 W23 S14 E23\$ W36 S38 E14 FOP=[YR=2010] E22 N8 W22 S8\$ N8 E30 FGR=[YR=2010] S17 E22 N23 W22 S6\$ N6 E22 N24 \$.													