PT OF LOTS 20 21 & 22
IN OR 2095/1531
(EX UTIL ESMT IN OR 1159/1579)

FAIRCLOTH MELISSA
44199 HOLMES ESTATE RD
CALLAHAN, FL 32011

2023

32-2N-25-4020-0021-0010

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 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

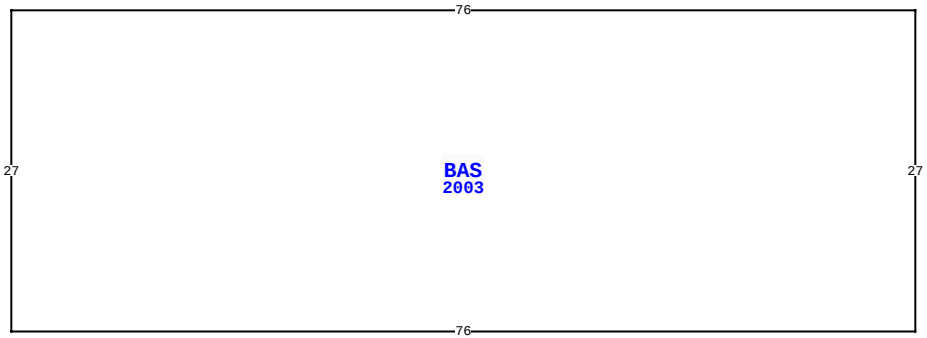
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	99,993
TOTALS	2,052		2,052	99,993

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.9200	90.24	185,172	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2017 Heated Area: 2052 HX Base Yr 2017



44199 HOLMES ESTATE 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		99,993
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		86,800
TOTAL MARKET VALUE		189,873
SOH/AGL Deduction		89,418
ASSESSED VALUE		100,455
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,455
TOTAL JUST VALUE		189,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4171	MH MOVE-ON	0	07/01/2003
P6914	NEW CONSTR	0	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2095/1531	10/27/2016	SW	U	I	11	100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FAIRCLOTH MELISSA						
2082/0089	10/27/2016	SW	U	I	12	65,100
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: FAIRCLOTH MELISSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W76 S27 E76 N27$.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	0007	OR	0.00	0.00	2.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	86,800							

REVIEW DATE 05/04/2020 BY KBA Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0 Common: 86,800 PRINTED 08/02/2023 BY SYS