



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	2	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,085	100	1,085	132,623
BAS	1,085	100	1,085	132,623
FGR	404	55	222	27,136
FGR	404	55	222	27,136
FOP	24	30	7	855
FOP	24	30	7	855
FOP	78	30	23	2,811
FOP	78	30	23	2,811
PTO	104	5	5	612
PTO	104	5	5	612
TOTALS	3,390		2,684	328,074

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	0	3,385.00	SF	4.00	
2	0812	CONCRETE C	0	0	0	3,385.00	SF	4.00	
3	0812	CONCRETE C	0	0	0	3,385.00	SF	4.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
2700	01	2,684	118.5000	141.31	379,276	2004	2004	0	0
1 DUPLEX - 0% - 0									
Heated Area: 2170									
HX Base Yr									

541504 LEM TURNER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	984,222		
TOTAL MARKET OB/XF VALUE	34,932		
TOTAL LAND VALUE - MARKET	57,240		
TOTAL MARKET VALUE	1,076,394		
SOH/AGL Deduction	341,576		
ASSESSED VALUE	734,818		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	734,818		
TOTAL JUST VALUE	1,076,394		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	695,103		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B63235	NEW CONSTR	166,974	05/01/2003
B63236	NEW CONSTR	166,974	05/01/2003
B63237	NEW CONSTR	166,974	05/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1774/1067	12/16/2011	WD	U	I	30
GRANTOR: HOLLOWAY CECIL R JR &					
GRANTEE: HOLLOWAY CECIL R JR					
1689/0887	6/23/2010	WD	U	I	30
GRANTOR: HOLLOWAY CECIL R JR &					
GRANTEE: HOLLOWAY CECIL R JR					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W17 PTO=[YR=2004] N8 W13 S8 E13\$ FOP=[YR=2004] W13 S6 E13 N6\$ S6 W13 N6 W13 BAS=[YR=2004] W13 PTO=[YR=2004] N8 W13 S8 E13\$ FOP=[YR=2004] W13 S6 E13 N6\$ S6 W13 N6 W17 S15 FGR=[YR=2004] S22 E17 FOP=[YR=2004] E4 N6 W4 S6\$ N25 W10 S3 W7\$ E7 N3 E10 S19 E4 S6 E22 N37\$ S37 E22 FOP=[YR=2004] E4 FGR=[YR=2004] E17 N22 W7 N3 W10 S25\$ N6 W4 S6\$ N6 E4 N19 E10 S3 E7 N15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000800	C	MULTI-FAM	0	0006	RG-1	0.00	0.00	3.18

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	18,000.00	18,000.00	57,240		

HOLLOWAY CECIL R JR & LELIA E
44174 DUSTY RD
CALLAHAN, FL 32011

34-2N-25-0000-0001-0040

[illegible]

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[illegible]