PT NE1/4 OF SEC 34-3N-25E IN
OR 334/162 (EX R/W IN
OR 621/805 & EX PT IN

HOLLIMAN RAY H JR & CAROL J
46280 MIDDLE ROAD
CALLAHAN, FL 32011

2023

34-3N-25-0000-0002-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

46280 MIDDLE RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,539
TOTAL LAND VALUE - MARKET	60,550
TOTAL MARKET VALUE	78,089
SOH/AGL Deduction	23,933
ASSESSED VALUE	54,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,156
TOTAL JUST VALUE	78,089
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004968	REPAIR/RRF	15,000	06/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0334/0162	3/27/1981	WD	Q	V		19,000

GRANTOR: BYRD DENNIS A & TOBY

GRANTEE: HOLLIMAN RAY H JR &

BUILDING NOTES

BUILDING DIMENSIONS

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	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	2017	2017	3	87	17,539	

LAND DESCRIPTION

TOTAL OB/XF 17,539

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	0	0006	OR	0.00	0.00	1.73	AC		1.00	1.00	1.00	35,000.00	35,000.00	60,550							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.73 Total Land Value: 60,550 Market: 0 Agricultural: 0 Common: 60,550 PRINTED 08/02/2023 BY SYS