PT NE1/4 OF SEC 34-3N-25E IN
OR 2082/1824 & OR 2082/1827
(EX R/W IN OR 621/805)

HOLLIMAN TYLER W/PENSA BRIANNA J
46280 MIDDLE RD
CALLAHAN, FL 32011

2023

34-3N-25-0000-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

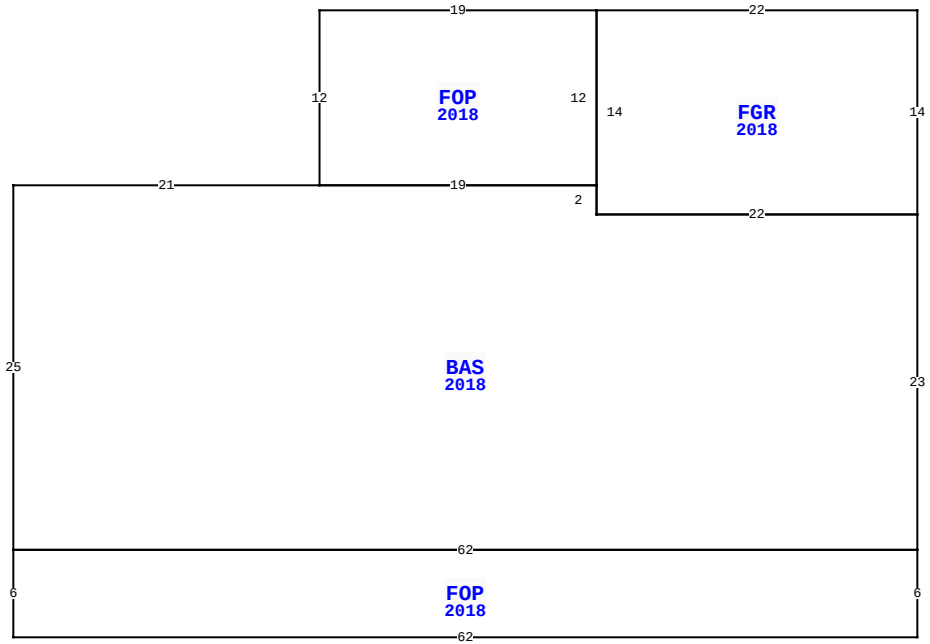
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,506	100	1,506	170,903
FGR	308	55	169	19,178
FOP	228	30	68	7,716
FOP	372	30	112	12,710
TOTALS	2,414		1,855	210,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,855	97.0200	115.21	213,715	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1506 HX Base Yr 2019



46314 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		210,509
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,550
TOTAL MARKET VALUE		306,059
SOH/AGL Deduction		112,844
ASSESSED VALUE		193,215
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,215
TOTAL JUST VALUE		306,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004417	CO ISSUED	0	03/23/2018
17004417	NEW CONSTR	197,777	08/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2082/1827	11/09/2016	WD	U	V	11	100
GRANTOR: BURCH ROBERT R & LYND						
GRANTEE: HOLLIMAN TYLER W ET						
2082/1824	11/08/2016	WD	U	V	30	100
GRANTOR: HOLLIMAN RAY H JR & C						
GRANTEE: HOLLIMAN TYLER W ET						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W22 FOP=[YR=2018] W19 S12 BAS=[YR=2018] W21 S25 FOP=[YR=2018] S6 E62 N6 W62$ E62 N23 W22 N2 W19$ E19 N12$ S14 E22 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	2.73	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,550							

REVIEW DATE 04/12/2018 BY KB Total Acres: 2.73 Total Land Value: 95,550 Market: 0 Agricultural: 0 Common: 95,550 PRINTED 08/02/2023 BY SYS