PT OF LOT 5 IN OR 1648/1592
FLA LAND SYNDICATE PBK O/42
{1999 FLEETWOOD DW/MH

HOLTON EDDIE RAY &/COLLINS APRIL (JTROS)
54032 PARKS RD
CALLAHAN, FL 32011

2023

37-1N-25-2940-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

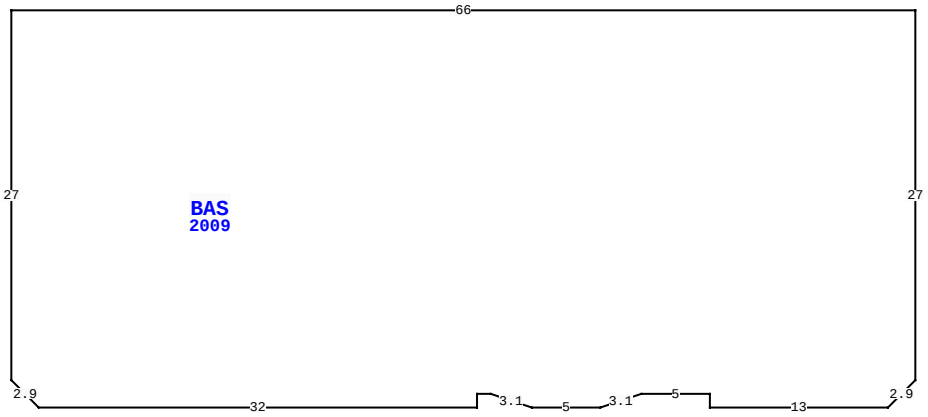
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	71,985
TOTALS	1,901		1,901	71,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,901	117.6000	82.32	156,490	1999	1999	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2010 Heated Area: 1901 HX Base Yr 2010



54032 PARKS 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		94,633
TOTAL MARKET OB/XF VALUE		924
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		130,557
SOH/AGL Deduction		46,863
ASSESSED VALUE		83,694
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,694
TOTAL JUST VALUE		130,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002006	GARAGE	57,360	04/01/2018
MH992740	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1648/1592	11/05/2009	QC	U	I	30	100
GRANTOR: HOLTON HAZEL						
GRANTEE: HOLTON EDDIE RAY &						
0856/0360	11/18/1998	QC	U	I	09	100
GRANTOR: HOLTON JERRY R						
GRANTEE: HOLTON HAZEL I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W66 S27 R2 D2 E32 N1 E1 D1 R3 E5 U1 R3 E5 S1 E13 U2 R2 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	0810	CONCRETE A	0	100	18	10	180.00	SF	6.50	6.50	100	1999	1999	3	79	924	

LAND DESCRIPTION

TOTAL OB/XF 924

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/16/2018 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

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2023

37-1N-25-2940-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

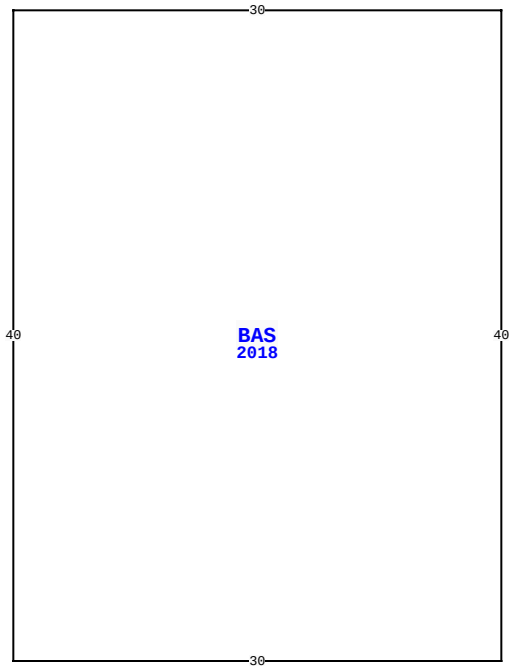
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,648
TOTALS	1,200		1,200	22,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.1800	19.66	23,592	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2010 Heated Area: 1200 HX Base Yr 2010



54032 PARKS RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: HOLTON EDDIE RAY &						
0856/0360	11/18/1998	QC	U	I	09	100
GRANTOR: HOLTON JERRY R						
GRANTEE: HOLTON HAZEL I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 S40 E30 N40$.

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

REVIEW DATE 11/16/2018 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS