S1/2 OF LOT 2
IN OR 2229/836
EAST GRAY GABLES SUB PB 2/50

HOLTON LORRAINE L/E/
540950 US HWY 1
CALLAHAN, FL 32011

2024

04-1N-25-2760-0002-0020

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

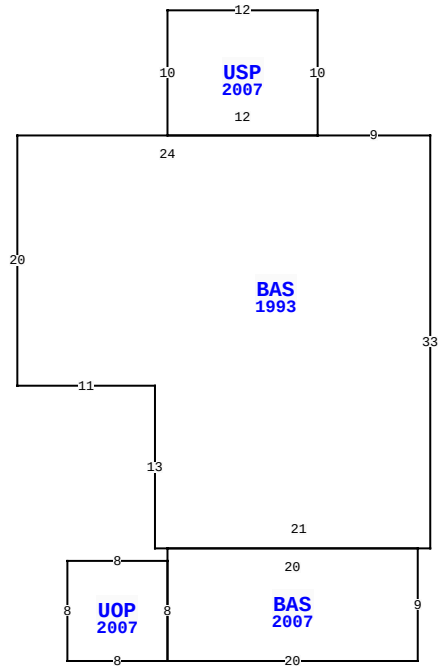
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	946	100	946	76,927
BAS	180	100	180	14,637
UOP	64	20	13	1,057
USP	120	30	36	2,927
TOTALS	1,310		1,175	95,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,175	102.8200	97.68	114,774	1942	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1126 HX Base Yr



540950 US HWY 1, 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		102,770
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		137,770
SOH/AGL Deduction		81,029
ASSESSED VALUE		56,741
TOTAL EXEMPTION VALUE	HX HB WX	36,741
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		137,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4980	CO ISSUED	0	01/01/2007
MH074980	MH MOVE-ON	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2229/0836	10/07/2018	LE	U	I	11	100
GRANTOR: HOLTON QUIP & LORRAIN						
GRANTEE: HOLTON TERRY WILSON						
0134/0066	1/01/1972	TA	Q	I		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=2007] N10 W12 S10 E12$ W24 S20 E11 S13 E1 BAS=[YR=2007] S1 UOP=[YR=2007] W8 S8 E8 N8 $ S8 E20 N9 W20$ E21 N33$.

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	0004	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

S1/2 OF LOT 2
IN OR 2229/836
EAST GRAY GABLES SUB PB 2/50

HOLTON LORRAINE L/E/
540950 US HWY 1
CALLAHAN, FL 32011

2024

04-1N-25-2760-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

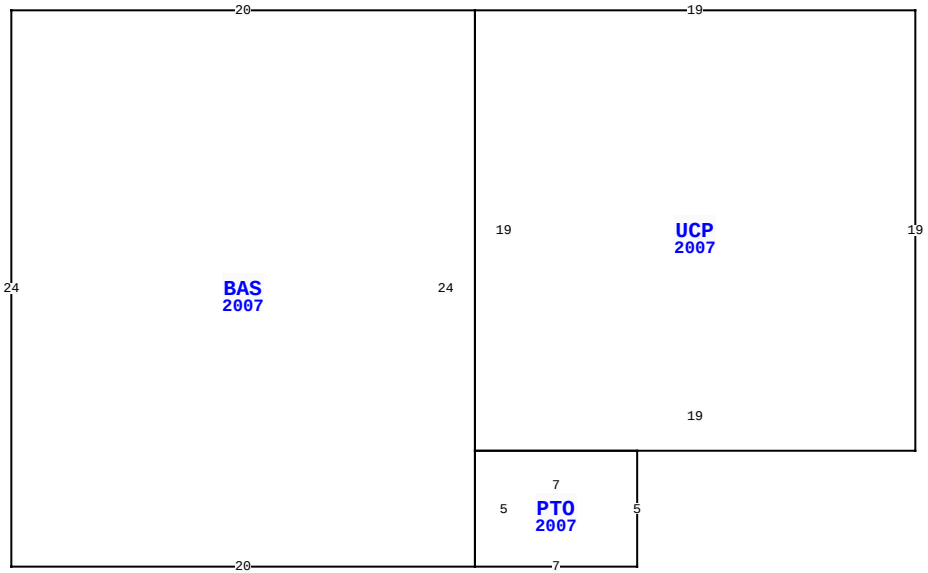
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	6,256
PTO	35	5	2	26
UCP	361	20	72	939
TOTALS	876		554	7,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	554	49.0000	17.15	9,501	2006	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 0 Heated Area: 480 HX Base Yr



540950 US HWY 1, 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		102,770
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		137,770
SOH/AGL Deduction		81,029
ASSESSED VALUE		56,741
TOTAL EXEMPTION VALUE	HX HB WX	36,741
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		137,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/0836	10/07/2018	LE	U	I	11	100
GRANTOR: HOLTON QUIP & LORRAIN						
GRANTEE: HOLTON TERRY WILSON						
0134/0066	1/01/1972	TA	Q	I		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2007] W19 BAS=[YR=2007] W20 S24 E20 PTO=[YR=2007] E7 N5 W7 S5$ N24$ S19 E19 N19$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS