LOTS 16 & 17
IN OR 2132/203
PINE KNOLL UNIT # 2 PB 5/17

HOLLEY DAVID L
44052 BECKER AVENUE
CALLAHAN, FL 32011

**2024**

**04-1N-25-2820-0016-0000**

## 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 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 02 | Quality Level 02 |

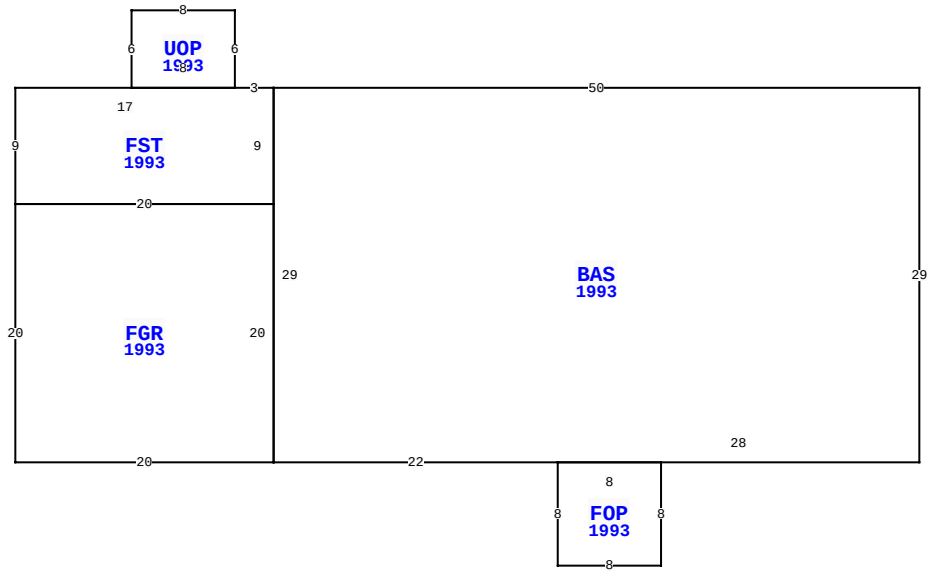
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,450 | 100 | 1,450 | 117,306 |
| FGR | 400 | 55 | 220 | 17,798 |
| FOP | 64 | 30 | 19 | 1,537 |
| FST | 180 | 55 | 99 | 8,010 |
| UOP | 48 | 20 | 10 | 809 |
| TOTALS | 2,142 | | 1,798 | 145,458 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,798 | 102.6000 | 97.47 | 175,251 | 1979 | 1984 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM – 100% - 2002 Heated Area: 1450 HX Base Yr 2002




44052 BECKER AVE, 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 | | 145,458 |
| TOTAL MARKET OB/XF VALUE | | 845 |
| TOTAL LAND VALUE - MARKET | | 24,150 |
| TOTAL MARKET VALUE | | 170,453 |
| SOH/AGL Deduction | | 95,986 |
| ASSESSED VALUE | | 74,467 |
| TOTAL EXEMPTION VALUE | HX HB | 49,467 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 170,453 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 163,667 |

BLDG:1:1: KB 5/11/22 ADJ EYB DUE TO NEWER ROOF

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2301627 | REPAIR/RRF | 12,345 | 02/06/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2132/0203 | 6/06/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HOLLEY MICHELLE C | | | | | | |
| GRANTEE: HOLLEY DAVID L | | | | | | |
| 0987/1430 | 5/22/2001 | WD | Q | I | | 82,000 |
| GRANTOR: MCNEAL WALTER MITCHEL | | | | | | |
| GRANTEE: HOLLEY DAVID L & MI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W50 FST=[YR=1993] W3 UOP=[YR=1993] N6 W8 S6 E8$
W17 S9 FGR=[YR=1993] S20 E20 N20W20$ E20N9 $ S29
E22FOP=[YR=1993] S8 E8 N8 W8$ E28 N29$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 500.00 | SF | 5.20 | 5.20 | 100 | 1980 | 1980 | 3 | 32.5 | 845 | |

## LAND DESCRIPTION

TOTAL OB/XF 845

| 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 | 000102 | C | SFR/MH | 100 | 0005 | RM | 0.00 | 0.00 | 0.69 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 24,150 | | | | | | | |

REVIEW DATE 05/11/2022 BY KBA Total Acres: 0.69 Total Land Value: 24,150 Market: 0 Agricultural: 0 Common: 24,150 PRINTED 08/06/2024 BY SYS