PT OF SEC 9-1N-25E &
PT OF SEC 10-1N-25E & BEING PT
OF S1/2 OF LOT 4 OF U/R PLAT

HOLLOWAY CECIL R JR & LELIA E/HOLOWAY DUSTIN R
44174 DUSTY ROAD
CALLAHAN, FL 32011

**2024**

**09-1N-25-0000-0003-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

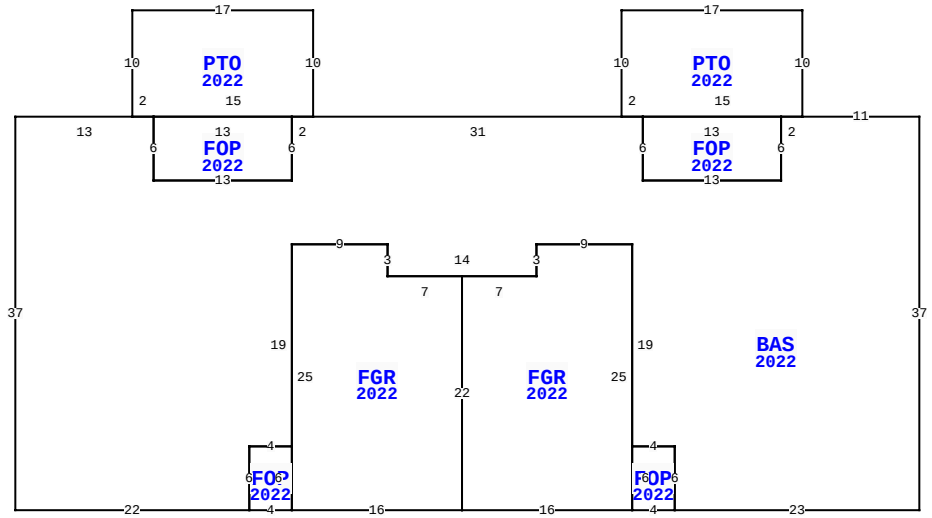
| | | | |
|---|---|---|---|
| DOR CODE | 0800 | MULTI-FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8028.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,183 | 100 | 2,183 | 307,017 |
| FGR | 379 | 55 | 208 | 29,253 |
| FGR | 379 | 55 | 208 | 29,253 |
| FOP | 24 | 30 | 7 | 984 |
| FOP | 24 | 30 | 7 | 984 |
| FOP | 78 | 30 | 23 | 3,235 |
| FOP | 78 | 30 | 23 | 3,235 |
| PTO | 170 | 5 | 8 | 1,125 |
| PTO | 170 | 5 | 8 | 1,125 |
| TOTALS | 3,485 | | 2,675 | 376,212 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 01 | 2,675 | 112.5120 | 140.64 | 376,212 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

3 DUPLEX – 0% - 0 Heated Area: 2183 HX Base Yr




540712 US HWY 1 1 & 2, 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 | 376,212 |
| TOTAL MARKET OB/XF VALUE | 11,880 |
| TOTAL LAND VALUE - MARKET | 42,350 |
| TOTAL MARKET VALUE | 430,442 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 430,442 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 430,442 |
| TOTAL JUST VALUE | 430,442 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 413,135 |

ALSO OWNS ADJSCNT PRCL: 10-1N-25-0000-0004-0000

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006654 | CO ISSUED | 0 | 04/28/2022 |
| 21008879 | NEW CONSTR | 320,929 | 07/07/2021 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2426/0561 | 1/19/2021 | WD | U | I | 11 | 100 |
| GRANTOR: HOLLOWAY CECIL R JR & | | | | | | |
| GRANTEE: HOLLOWAY CECIL R JR | | | | | | |
| 2373/0045 | 7/01/2020 | WD | Q | V | 05 | 150,000 |
| GRANTOR: G & H LAND & TIMBER I | | | | | | |
| GRANTEE: HOLLOWAY CECIL R JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2022] W11 PTO=[YR=2022] N10 W17 S10 E2 FOP=[YR=2022] S6 E13 N6 W13$ E15$ W2 S6 W13 N6 W31 PTO=[YR=2022] N10 W17 S10 E2 FOP=[YR=2022] S6 E13 N6 W13$ E15$ W2 S6 W13 N6 W13 S37 E22 FOP=[YR=2022] E4 FGR=[YR=2022] E16 FGR=[YR=2022] E16 FOP=[YR=2022] E4 N6 W4 S6$ N25 W9 S3 W7 S22$ N22 W7 N3 W9 S25$ N6 W4 S6$ N6 E4 N19 E9 S3 E14 N3 E9 S19 E4 S6 E23 N37$.

### 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,970.00 | SF | 4.00 | 4.00 | 100 | 2022 | 2022 | 3 | 100 | 11,880 | |

### LAND DESCRIPTION

TOTAL OB/XF 11,880

| 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 | 000300 | C | MULTI-FAM | 0 | 0004 | OR | 0.00 | 0.00 | 1.21 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 42,350 | | | | | | | |

REVIEW DATE 03/21/2022 BY TWHS Total Acres: 1.21 Total Land Value: 42,350 Market: 0 Agricultural: 0 Common: 42,350 PRINTED 08/06/2024 BY SYS