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

10-1N-25-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

540700 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	69,300
TOTAL MARKET VALUE	81,300
SOH/AGL Deduction	24,839
ASSESSED VALUE	56,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,461
TOTAL JUST VALUE	81,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,200

DUPLEX: HTD 2120/ FGR 758/ FOP 204 _ EACH UNIT IS
ALSO OWNS: DUPLEX ON ADJCNT PRCL: 09-1N-25-0000-00

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004483	PRIVATE PROVIDER	411,995	04/18/2024
240004483	CO		04/18/2024
B23-11867	DUPLEX	411,995	09/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2426/0564	1/19/2021	WD	U	V	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

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1970	1970	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1970	1970	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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		OR	0.00	0.00	1.98	AC		1.00	1.00	1.00	35,000.00	35,000.00	69,300							

REVIEW DATE 04/18/2024 BY TW Total Acres: 1.98 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 08/06/2024 BY SYS