PT OF LOTS 16 & 17
IN OR 2474/776
GENA 2004 DW/MH

HOLTON DAVID M & MARY F/HOLTON LEVI C
447398 HWY 301 SOUTH
CALLAHAN, FL 32011

2024

11-1N-24-2180-0016-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	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
Quality	03	Quality Level 03

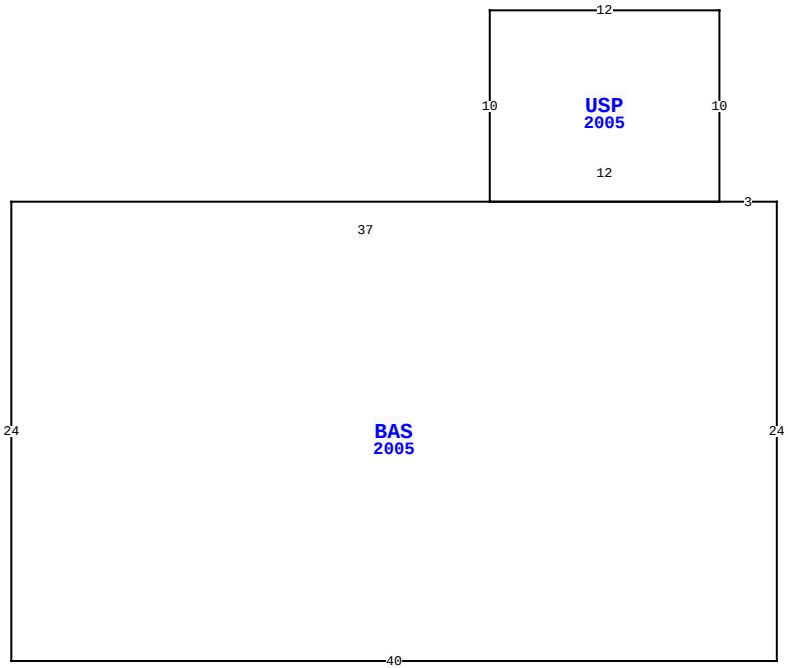
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	45,567
USP	120	50	60	2,848
TOTALS	1,080		1,020	48,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,020	117.2000	87.90	89,658	2004	2004	0	0	0	46.00	54.00

2 M/H 94+ – 100% - 2022 Heated Area: 960 HX Base Yr 2022



447398 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,415
TOTAL MARKET OB/XF VALUE		8,232
TOTAL LAND VALUE - MARKET		41,100
TOTAL MARKET VALUE		97,747
SOH/AGL Deduction		43,473
ASSESSED VALUE		54,274
TOTAL EXEMPTION VALUE	HX HB VX	34,274
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		97,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		96,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH044346	MH MOVE-ON	0	01/03/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2474/0776	6/28/2021	QC	U	I	11	100
GRANTOR: HOLTON DAVID M & MARY						
GRANTEE: HOLTON LEVI C & DAV						
1433/0889	7/31/2006	WD	Q	I		78,200
GRANTOR: HOLTON JOHN D & NELLI						
GRANTEE: HOLTON DAVID M & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 USP=[YR=2005] N10 W12 S10 E12 $ W37 S24 E40 N24 $.

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	0511	GARAGE CB-	0	100	33	13	429.00	SF	40.00	40.00	100	1960	1960	3	20	3,432	
2	0200	BARN WD 0-	0	100	40	30	1,200.00	SF	20.00	20.00	100	1980	1980	3	20	4,800	

LAND DESCRIPTION

TOTAL OB/XF 8,232

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	OR	0.00	0.00	1.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,100							

REVIEW DATE 07/12/2022 BY TWA Total Acres: 1.37 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 08/06/2024 BY SYS