

PT LOT 27 & ALL LOTS 28 & 29
INCL PT OF ABDN R/W OR 89/194
LAND NORTH OF SAID LOTS

JOHNS RICHARD ALAN JR
45222 EAST HOLLY TRAIL
CALLAHAN, FL 32011

2024

25-2N-24-226B-0027-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	1,901	200,805
FGR	506	55	278	29,365
FOP	120	30	36	3,803
FSP	240	40	96	10,140
FST	104	55	57	6,021

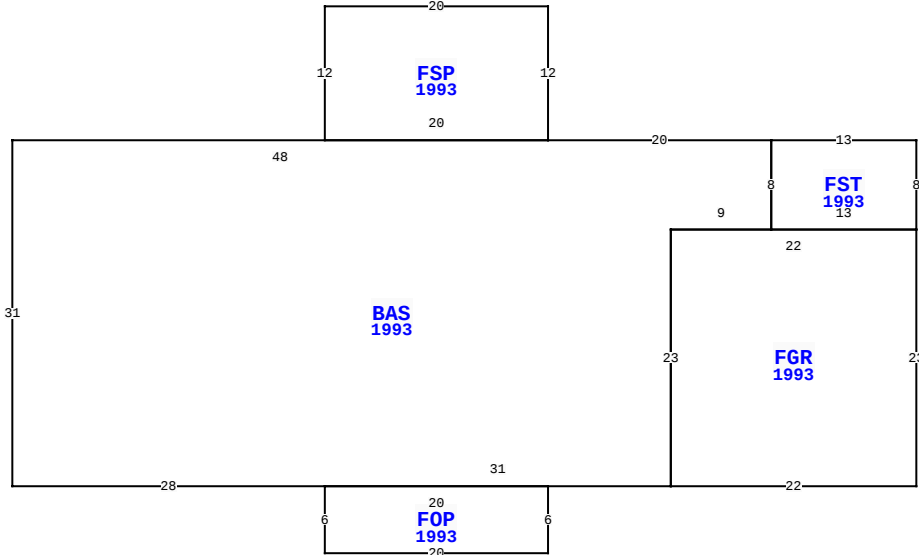
TOTALS	2,871		2,368	250,134
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,111.00	SF	4.00	4.00	100	1990
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
3	0940	SHEDS/PORT	0 100	16	12	192.00	SF	30.00	30.00	100	2012
4	0681	POLE SHED	0 100	24	20	480.00	SF	15.00	15.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	RSF-1	0.00	0.00	2.00	LT	

REVIEW DATE	07/28/2021	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,368	106.9719	133.71	316,625	1990	1995	0	0	21.00	79.00
1 SNGL FAM - 100% - 2021											
Heated Area: 1901											
HX Base Yr 2021											



45222 EAST HOLLY TRL, CALLAHAN											
TOTAL OB/XF 10,208											

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	RSF-1	0.00	0.00	2.00	LT	

REVIEW DATE	07/28/2021	BY	TWA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
6											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
250,134											
TOTAL MARKET OB/XF VALUE											
10,208											
TOTAL LAND VALUE - MARKET											
40,000											
TOTAL MARKET VALUE											
300,342											
SOH/AGL Deduction											
28,701											
ASSESSED VALUE											
271,641											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
221,641											
TOTAL JUST VALUE											
300,342											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
290,643											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313655	REPAIR/RRF	0	10/01/2013
4016	NEW CONSTR	4,000	07/31/1990
6834	TEMP POLE	2,800	07/19/1990
6607	NEW CONSTR	63,310	07/16/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2303/0345	9/09/2019	WD	U	I	30	200,000	
GRANTOR: JOHNS RICHARD ALAN &							
GRANTEE: JOHNS RICHARD ALAN							
0600/0107	6/20/1990	WD	Q	V		23,000	
GRANTOR: CONNER JULIAN & ALMA							
GRANTEE: JOHNS RICHARD & T L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W13 BAS=[YR=1993] W20 FSP=[YR=1993] N12 W20 S12 E20\$ W48 S31 E28 FOP=[YR=1993] S6 E20 N6 W20\$ E31FGR=[YR=1993] E22 N23 W22 S23\$ N23 E9 N8\$ S8 E13 N8\$.											

OTHER ADJUSTMENTS AND NOTES											

REVIEW DATE	07/28/2021	BY	TWA
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Total Acres: 0.00	Total Land Value: 40,000	Market: 0	Agricultural: 0	Common: 40,000	PRINTED 08/06/2024 BY SYS
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