PT OF GOVT LOT 4
IN OR 694 PG 1185
ESMT OR 673/541 & OR 673/542

HOLMES JACQUELINE L/E/
55031 HADEN WAY
CALLAHAN, FL 32011

2024

27-2N-25-0000-0005-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

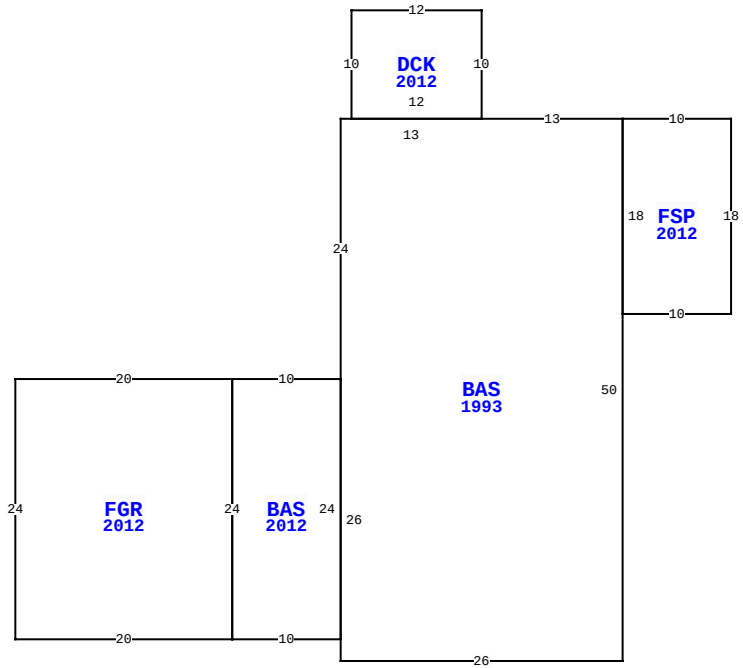
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	128,380
BAS	240	100	240	23,701
DCK	120	10	12	1,185
FGR	480	55	264	26,071
FSP	180	40	72	7,110
TOTALS	2,320		1,888	186,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,888	121.9414	115.84	218,706	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 0 Heated Area: 1540 HX Base Yr



55031 HADEN RD, 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		186,447
TOTAL MARKET OB/XF VALUE		2,064
TOTAL LAND VALUE - MARKET		81,200
TOTAL MARKET VALUE		269,711
SOH/AGL Deduction		143,893
ASSESSED VALUE		125,818
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		25,818
TOTAL JUST VALUE		269,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8631	NEW CONSTR	57,580	01/22/1993
9160	MH MOVE-ON	3,100	12/28/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2645/1414	6/05/2023	LE	U	I	11	100
GRANTOR: HOLMES JACQUELINE						
GRANTEE: GREGORY DEBORAH ANN						
0694/1185	12/17/1993	WD	U	I	01	100
GRANTOR: HOLMES JACQUELINE J						
GRANTEE: HOLMES JACQUELINE J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W10 BAS=[YR=1993] W13 DCK=[YR=2012] N10 W12 S10 E12$ W13 S24 BAS=[YR=2012] W10 FGR=[YR=2012] W20 S24 E20 N24$ S24 E10 N24$ S26 E26 N50$ S18 E10 N18$.

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	0802	ASPHALT B	0	100	0	0	1,720.00	SF	2.40	2.40	100	2000	2000	3	50	2,064	

LAND DESCRIPTION

TOTAL OB/XF 2,064

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	0005	OR	0.00	0.00	2.32	AC		1.00	1.00	1.00	35,000.00	35,000.00	81,200							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.32 Total Land Value: 81,200 Market: 0 Agricultural: 0 Common: 81,200 PRINTED 08/06/2024 BY SYS