IN OR 1235/1405
R673287 & R673288

HOLTON LISA A/HOLTON ERMA J
PO BOX 85
CALLAHAN, FL 32011

2024

28-2N-25-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

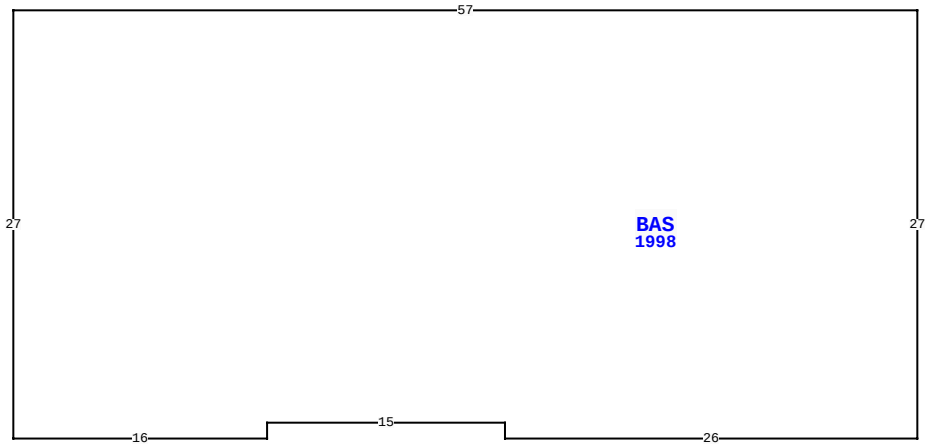
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	1,524	37,637
TOTALS	1,524		1,524	37,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,524	117.6000	82.32	125,456	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2009 Heated Area: 1524 HX Base Yr 2009



55403 COOK DR, 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		37,637
TOTAL MARKET OB/XF VALUE		2,824
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		75,461
SOH/AGL Deduction		26,936
ASSESSED VALUE		48,525
TOTAL EXEMPTION VALUE	HA HAB	17,419
BASE TAXABLE VALUE		31,106
TOTAL JUST VALUE		75,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		72,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8966	MH MOVE-ON	24,500	07/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/1405	6/04/2004	QC	U	I	01	100
GRANTOR: HOLTON LISA A						
GRANTEE: HOLTON LISA & ERMA						
0854/1290	11/05/1998	QC	U	V	01	100
GRANTOR: HOLTON ERMA J						
GRANTEE: HOLTON LISA A						

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	0940	SHEDS/PORT	0	50	10	6	60.00	SF	19.50	19.50	100	1991	1991	3	20	234	
2	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W57 S27 E16 N1 E15 S1 E26 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,824

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	000102	C	SFR/MH	50	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/27/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS