PT OF LOTS 19 & 20
IN OR 1412/177
1985 SAND SW

KROGER KENNETH J & TRACY M
44198 HOLMES ESTATE ROAD
CALLAHAN, FL 32011

2024

32-2N-25-4020-0019-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

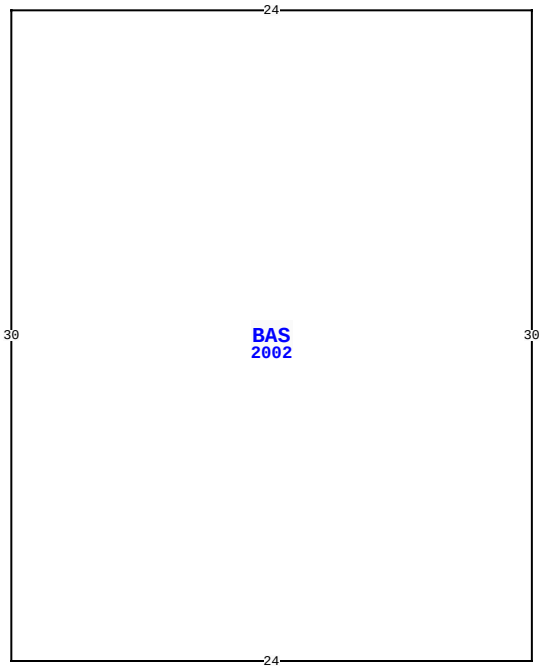
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0700	MISC RESIDENTIAL
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	9,425
TOTALS	720		720	9,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	55.0000	19.25	13,860	2002	2002	0	0	0	32.00	68.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



44182 HOLMES ESTATE 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	9,425
TOTAL MARKET OB/XF VALUE	27,105
TOTAL LAND VALUE - MARKET	82,800
TOTAL MARKET VALUE	119,330
SOH/AGL Deduction	21,223
ASSESSED VALUE	98,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,107
TOTAL JUST VALUE	119,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013515	MH MOVE-ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0177	5/15/2006	WD	U	I	01	100
GRANTOR: KROGER KENNETH J & DA						
GRANTEE: KROGER KENNETH J &						
0999/0177	7/24/2001	WD	U	I	07	100
GRANTOR: HOLMES CARY & MARIE						
GRANTEE: KROGER KENNETH & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 S30 E24 N30$.

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	1997	1997	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
3	0810	CONCRETE A	0	0	0	0	462.00	SF	6.50	6.50	100	2001	2001	3	80	2,402	
4	0812	CONCRETE C	0	0	0	0	2,580.00	SF	4.00	4.00	100	2011	2011	3	92	9,494	
5	0351	CARPORT MT	0	0	0	0	840.00	SF	10.00	10.00	100	2008	2008	3	35	2,940	
6	0462	ST/AL FNC	0	0	12	4	48.00	SF	10.00	10.00	100	2009	2009	3	56	269	

LAND DESCRIPTION

TOTAL OB/XF 27,105

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	000700	C	MISC RES	0		OR	0.00	0.00	4.60	AC		1.00	1.00	1.00	18,000.00	18,000.00	82,800							

REVIEW DATE 06/07/2021 BY KBA Total Acres: 4.60 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 08/06/2024 BY SYS