PT OF LOT 20
IN OR 1411/1653
ESMT OR 1159/1578

KROGER KENNETH JAMES
44198 HOLMES ESTATE ROAD
CALLAHAN, FL 32011

2024

32-2N-25-4020-0020-0030

BUILDING CHARACTERISTICS

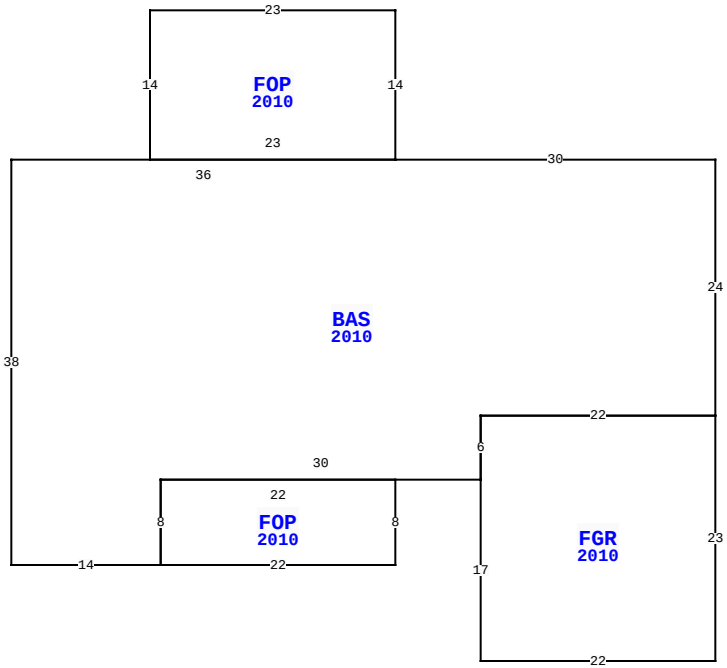
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,960	100	1,960	218,229
FGR	506	55	278	30,953
FOP	176	30	53	5,901
FOP	322	30	97	10,800
TOTALS	2,964		2,388	265,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,388	98.6958	123.37	294,608	2010	2010	0	0	0	9.75	90.25

2 SNGL FAM – 100% - 2011 Heated Area: 1960 HX Base Yr 2011



44198 HOLMES ESTATE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,884
TOTAL MARKET OB/XF VALUE		14,883
TOTAL LAND VALUE - MARKET		48,300
TOTAL MARKET VALUE		329,067
SOH/AGL Deduction		167,823
ASSESSED VALUE		161,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		111,244
TOTAL JUST VALUE		329,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22149	CO ISSUED	0	03/24/2010
E21640	ELEC OTHER	6,000	03/01/2009
M14378	MECH OTHER	0	02/01/2009
R11695	REPAIR/RRF	6,000	12/01/2008
B22149	NEW CONSTR	192,390	12/01/2008
P13613	OTHER	0	12/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/1653	5/12/2006	WD	Q	I		49,500
GRANTOR: JOHNSON HAROLD						
GRANTEE: KROGER KENNETH JAME						
1182/0427	10/21/2003	WD	Q	I		43,000
GRANTOR: KERNS BRIAN J & VIRGI						
GRANTEE: JOHNSON HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W30 FOP=[YR=2010] N14 W23 S14 E23$ W36 S38 E14 FOP=[YR=2010] E22 N8 W22 S8$ N8 E30 FGR=[YR=2010] S17 E22 N23 W22 S6$ N6 E22 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	0811	CONCRETE B	0	100	0	0	1,337.00	SF	5.20	5.20	100	2017	2017	3	97	6,744	
2	0811	CONCRETE B	0	100	0	0	1,581.00	SF	5.20	5.20	100	2020	2020	3	99	8,139	

LAND DESCRIPTION

TOTAL OB/XF 14,883

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		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	35,000.00	35,000.00	48,300							

REVIEW DATE 09/07/2021 BY KBA Total Acres: 1.38 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 08/06/2024 BY SYS