

PT OF LOTS 20 21 & 22
IN OR 2095/1531
(EX UTIL ESMT IN OR 1159/1579)

FAIRCLOTH MELISSA
44199 HOLMES ESTATE RD
CALLAHAN, FL 32011

2024

32-2N-25-4020-0021-0010



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	103,172
TOTALS	2,052		2,052	103,172

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.48

REVIEW DATE 05/04/2020 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	128.9200	96.69	198,408	2003	2003	0	0	0	48.00	52.00
1 M/H 94+ - 100% - 2017												
Heated Area: 2052												
HX Base Yr 2017												
BAS 2003												

44199 HOLMES ESTATE RD, CALLAHAN

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

TOTAL OB/XF													
3,045													

Total Acres: 2.48 Total Land Value: 86,800 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		103,172	
TOTAL MARKET OB/XF VALUE		3,045	
TOTAL LAND VALUE - MARKET		86,800	
TOTAL MARKET VALUE		193,017	
SOH/AGL Deduction		89,548	
ASSESSED VALUE		103,469	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		53,469	
TOTAL JUST VALUE		193,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4171	MH MOVE-ON	0	07/01/2003
P6914	NEW CONSTR	0	07/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2095/1531	10/27/2016	SW	U	I	11	100			
GRANTOR: SECRETARY OF HOUSING									
GRANTEE: FAIRCLOTH MELISSA									
2082/0089	10/27/2016	SW	U	I	12	65,100			
GRANTOR: SECRETARY OF HOUSING									
GRANTEE: FAIRCLOTH MELISSA									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2003] W76 S27 E76 N27\$.									

YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 86,800 PRINTED 08/06/2024 BY SYS