PARCELS 1-4 & 1-5
IN OR 1774/1067

HOLLOWAY CECIL R JR & LELIA E
44174 DUSTY RD
CALLAHAN, FL 32011

2024

34-2N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

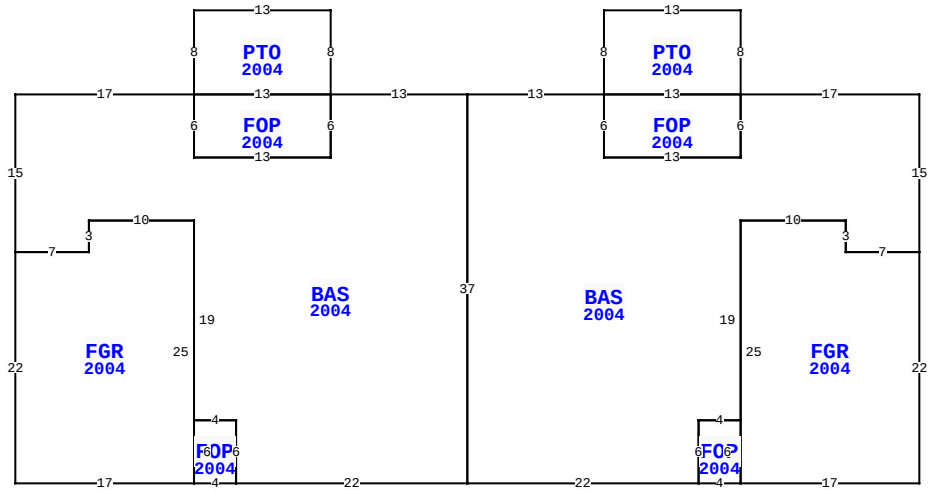
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	1,085	100	1,085	132,301
BAS	1,085	100	1,085	132,301
FGR	404	55	222	27,070
FGR	404	55	222	27,070
FOP	24	30	7	853
FOP	24	30	7	853
FOP	78	30	23	2,805
FOP	78	30	23	2,805
PTO	104	5	5	610
PTO	104	5	5	610
TOTALS	3,390		2,684	327,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,684	113.7600	142.20	381,665	2004	2004	0	0	0	14.25	85.75

1 DUPLEX – 0% - 0 Heated Area: 2170 HX Base Yr



541504 LEM TURNER 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	981,834
TOTAL MARKET OB/XF VALUE	34,122
TOTAL LAND VALUE - MARKET	57,240
TOTAL MARKET VALUE	1,073,196
SOH/AGL Deduction	264,896
ASSESSED VALUE	808,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	808,300
TOTAL JUST VALUE	1,073,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,076,394

EACH DUPLEX UNIT IS 2BD/ 2BTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B63235	NEW CONSTR	166,974	05/01/2003
B63236	NEW CONSTR	166,974	05/01/2003
B63237	NEW CONSTR	166,974	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1774/1067	12/16/2011	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						
1689/0887	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N8 W13 S8 E13$ FOP=[YR=2004] W13 S6 E13 N6$ S6 W13 N6 W13 BAS=[YR=2004] W13 PTO=[YR=2004] N8 W13 S8 E13$ FOP=[YR=2004] W13 S6 E13 N6$ S6 W13 N6 W17 S15 FGR=[YR=2004] S22 E17 FOP=[YR=2004] E4 N6 W4 S6$ N25 W10 S3 W7$ E7 N3 E10 S19 E4 S6 E22 N37$ S37 E22 FOP=[YR=2004] E4 FGR=[YR=2004] E17 N22 W7 N3 W10 S25$ N6 W4 S6$ N6 E4 N19 E10 S3 E7 N15$.

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	0812	CONCRETE C	0	0	0	0	3,385.00	SF	4.00	4.00	100	2004	2004	3	84	11,374	
2	0812	CONCRETE C	0	0	0	0	3,385.00	SF	4.00	4.00	100	2004	2004	3	84	11,374	
3	0812	CONCRETE C	0	0	0	0	3,385.00	SF	4.00	4.00	100	2004	2004	3	84	11,374	

LAND DESCRIPTION

TOTAL OB/XF 34,122

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	000800	C	MULTI-FAM	0	0006	RG-1	0.00	0.00	3.18	AC		1.00	1.00	1.00	18,000.00	18,000.00	57,240							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.18 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 08/06/2024 BY SYS

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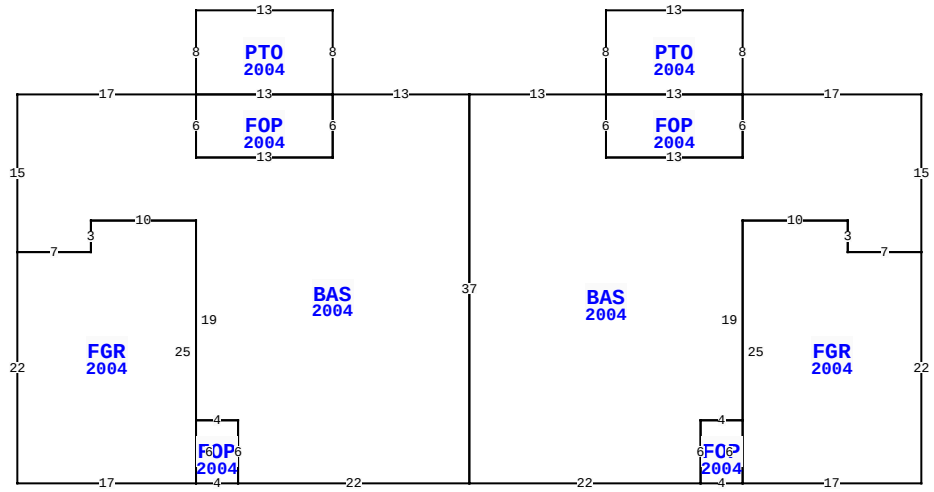
2 DUPLEX – 0% - 0 Heated Area: 2170 HX Base Yr



541504 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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ASSESSED VALUE	808,300
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BASE TAXABLE VALUE	808,300
TOTAL JUST VALUE	1,073,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,076,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.18 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 08/06/2024 BY SYS

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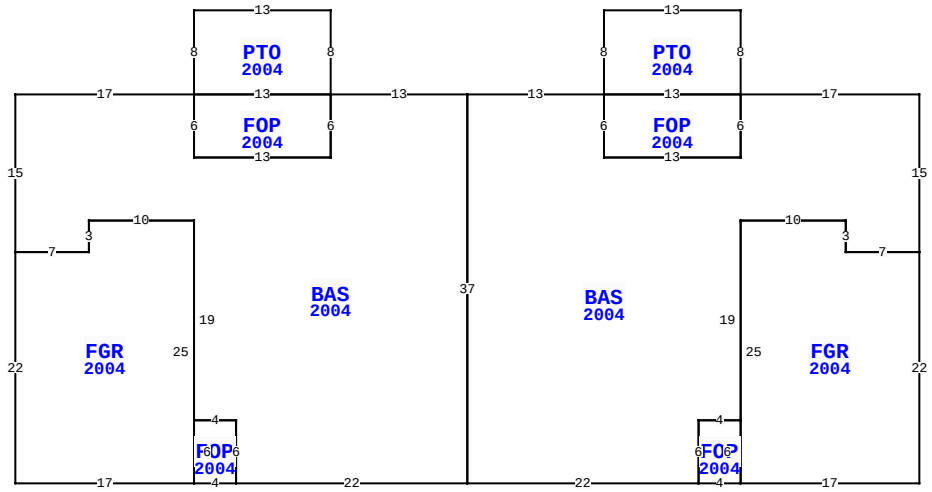

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REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.18 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 08/06/2024 BY SYS