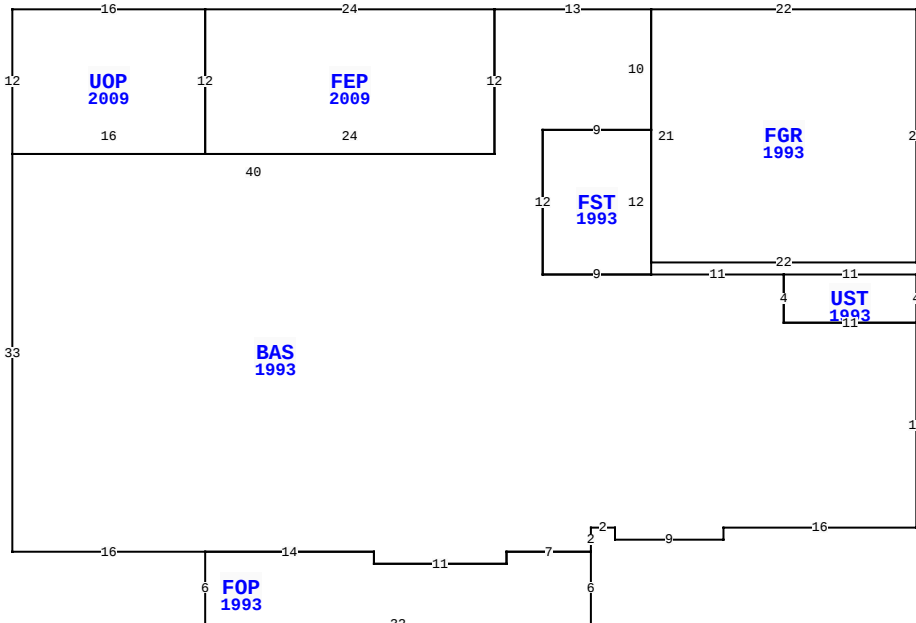


HOLLIMAN RAY H JR & CAROL J
46280 MIDDLE ROAD
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1																						
Exterior Wall	20	FACE BRICK 90					0900	01	2,880	90.7758	113.47	326,794	1990	1995	0	0	0	20.30	79.70	VALUATION BY					STANDARD														
Exterior Wall	12	CEDAR 10					1 SNGL FAM - 100% - 1991													Heated Area: 2225					HX Base Yr 1991					Tax Group: 4					Tax Dist:				
Roof Structure	03	GABLE/HIP 100																						BUILDING MARKET VALUE					260,455										
Roof Cover	03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					38,238										
Interior Wall	05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					35,000										
Interior Floor	14	CARPET 70																						TOTAL MARKET VALUE					333,693										
Interior Floor	08	SHT VINYL 30																						SOH/AGL Deduction					161,094										
Air Condition	03	CENTRAL 100																						ASSESSED VALUE					172,599										
Heating Type	04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					HX HB 50,000										
Bedrooms	3	100																						BASE TAXABLE VALUE					122,599										
Bathrooms	2	100																						TOTAL JUST VALUE					333,693										
Frame	02	WOOD FRAME 100																						NCON VALUE					0										
Stories	1.	1. 100					INCOME VALUE																																
Units	0	100					PREVIOUS YEAR MKT VALUE					324,434																											
Occupancy	00	NONE 100																																					
Quality		01	Quality Level 01																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA			05																																	
NEIGHBORHOOD/LOC		5001.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	2,225	100	2,225	201,219																																			
FEP	288	80	230	20,800																																			
FGR	462	55	254	22,970																																			
FOP	181	30	54	4,883																																			
FST	108	55	59	5,336																																			
UOP	192	20	38	3,437																																			
UST	44	45	20	1,808																																			
TOTALS		3,500		2,880	260,455																																		
EXTRA FEATURES					46280 MIDDLE RD, CALLAHAN										BLD DATE				LGL DATE																				
															XF DATE		LAND DATE																						
															INC DATE		AG DATE																						
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																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380																								
2	0851	PATIO STON	0 100	10	10	100.00	SF	0.75	0.75	100	2000	2000	3	79	59																								
3	1242	WD DECK A	0 100	10	11	110.00	SF	10.00	10.00	100	2000	2000	3	20	220																								
4	0812	CONCRETE C	0 100	0	0	2,939.00	SF	4.00	4.00	100	2000	2000	3	79	9,287																								
5	0680	POLE SHED	0 100	12	8	96.00	SF	10.00	10.00	100	1992	1992	3	20	192																								
6	0940	SHEDS/PORT	0 100	12	17	204.00	SF	30.00	30.00	100	1992	1992	3	20	1,224																								
7	0510	GARAGE WD-	0 100	24	25	600.00	SF	35.00	35.00	100	2014	2014	3	75	15,750																								
8	0351	CARPORT MT	0 100	12	25	300.00	SF	10.00	10.00	100	2014	2014	3	65	1,950																								
9	0351	CARPORT MT	0 100	12	25	300.00	SF	10.00	10.00	100	2014	2014	3	65	1,950																								
10	1242	WD DECK A	0 100	0	0	804.00	SF	10.00	10.00	100	2014	2014	3	65	5,226																								
LAND DESCRIPTION						TOTAL OB/XF										38,238																							
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															
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																						