PT NE1/4 OF SEC 34-3N-25E IN
OR 334/162 (EX R/W IN
OR 621/805 & EX PT IN

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

**2024**

**34-3N-25-0000-0002-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

46280 MIDDLE RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 16,934 |
| TOTAL LAND VALUE - MARKET | 60,550 |
| TOTAL MARKET VALUE | 77,484 |
| SOH/AGL Deduction | 17,912 |
| ASSESSED VALUE | 59,572 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 59,572 |
| TOTAL JUST VALUE | 77,484 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 78,089 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18004968 | REPAIR/RRF | 15,000 | 06/01/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0334/0162 | 3/27/1981 | WD | Q | V | | 19,000 |

GRANTOR: BYRD DENNIS A & TOBY

GRANTEE: HOLLIMAN RAY H JR &

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 0510 | GARAGE WD- | 0 | 0 | 24 | 24 | 576.00 | SF | 35.00 | 35.00 | 100 | 2017 | 2017 | 3 | 84 | 16,934 | |

### LAND DESCRIPTION

TOTAL OB/XF 16,934

| 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 | 0 | 0006 | OR | 0.00 | 0.00 | 1.73 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 60,550 | | | | | | | |

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.73 Total Land Value: 60,550 Market: 0 Agricultural: 0 Common: 60,550 PRINTED 08/06/2024 BY SYS