PT NE1/4 OF SEC 34-3N-25E IN
OR 2082/1824 & OR 2082/1827
(EX R/W IN OR 621/805)

HOLLIMAN TYLER W/PENSA BRIANNA J
46280 MIDDLE RD
CALLAHAN, FL 32011

**2024**

**34-3N-25-0000-0002-0090**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| 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 |

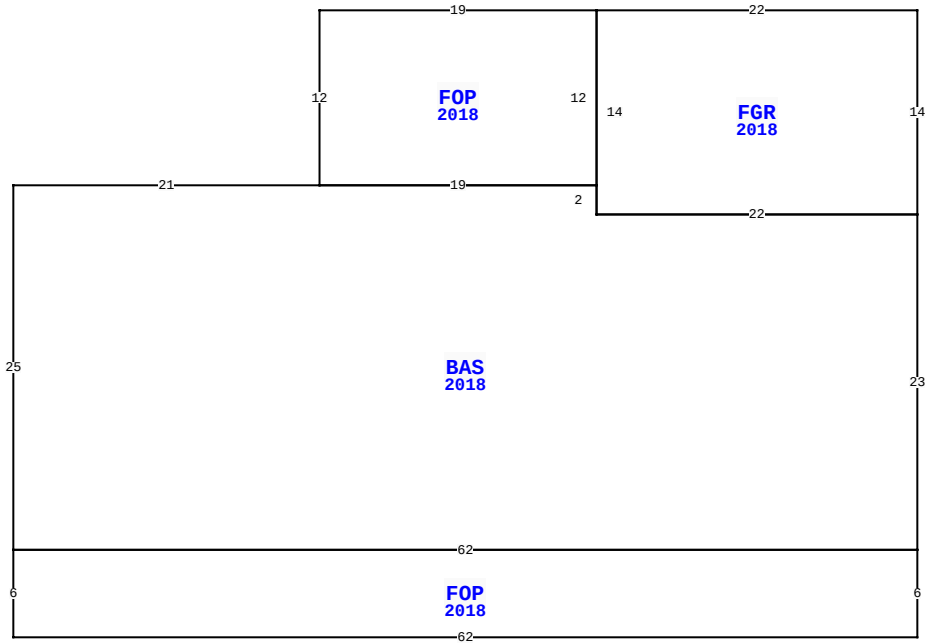
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,506 | 100 | 1,506 | 178,995 |
| FGR | 308 | 55 | 169 | 20,086 |
| FOP | 228 | 30 | 68 | 8,082 |
| FOP | 372 | 30 | 112 | 13,311 |
| TOTALS | 2,414 | | 1,855 | 220,475 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,855 | 97.0200 | 121.28 | 224,974 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SNGL FAM – 100% - 2019 Heated Area: 1506 HX Base Yr 2019




46314 MIDDLE 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: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,475 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 95,550 |
| TOTAL MARKET VALUE | | 316,025 |
| SOH/AGL Deduction | | 117,014 |
| ASSESSED VALUE | | 199,011 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 149,011 |
| TOTAL JUST VALUE | | 316,025 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 306,059 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17004417 | CO ISSUED | 0 | 03/23/2018 |
| 17004417 | NEW CONSTR | 197,777 | 08/01/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2082/1827 | 11/09/2016 | WD | U | V | 11 | 100 |
| GRANTOR: BURCH ROBERT R & LYND | | | | | | |
| GRANTEE: HOLLIMAN TYLER W ET | | | | | | |
| 2082/1824 | 11/08/2016 | WD | U | V | 30 | 100 |
| GRANTOR: HOLLIMAN RAY H JR & C | | | | | | |
| GRANTEE: HOLLIMAN TYLER W ET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2018] W22 FOP=[YR=2018] W19 S12 BAS=[YR=2018] W21 S25 FOP=[YR=2018] S6 E62 N6 W62$ E62 N23 W22 N2 W19$ E19 N12$ S14 E22 N14$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 2.73 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 95,550 | | | | | | | |

REVIEW DATE 04/02/2024 BY TWA Total Acres: 2.73 Total Land Value: 95,550 Market: 0 Agricultural: 0 Common: 95,550 PRINTED 08/06/2024 BY SYS