

PT WILLIAM GIBSON GRANT
SEC 37-1N-25E IN OR 1374/854 &
ESMT OR 1447/702

TAYLOR BILLY J & RITA NAOMI
53007 HOLLOW CREEK TRL
CALLAHAN, FL 32011

2024

37-1N-25-0000-0010-0200



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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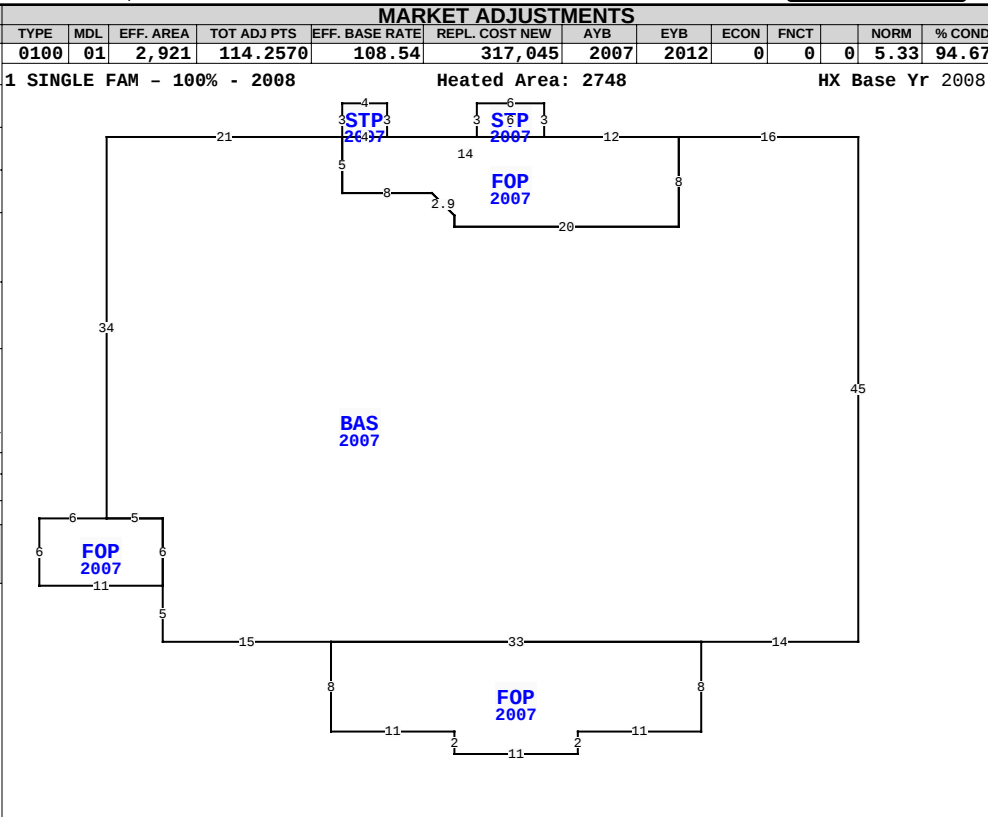
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,748	100	2,748	282,370
FOP	66	30	20	2,055
FOP	212	30	64	6,577
FOP	286	30	86	8,836
STP	12	10	1	103
STP	18	10	2	205

TOTALS	3,342		2,921	300,147
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,550.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	554.00	SF	10.00
5	0510	GARAGE WD-	0	100	30	50	1,500.00	SF	35.00
6	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50
7	0351	CARPORT MT	0	100	30	20	600.00	SF	10.00

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	0005	OR	0.00	0.00	12.00

REVIEW DATE	02/29/2024	BY	KWA
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53007 HOLLOW CREEK TRL, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,550.00	SF	4.00	4.00	100	2007	2007	3	88	8,976	
1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
364.00	SF	85.00	85.00	100	2015	2015	3	78	24,133	
554.00	SF	10.00	10.00	100	2015	2015	3	95	5,263	
1,500.00	SF	35.00	35.00	100	2015	2015	3	78	40,950	
584.00	SF	6.50	6.50	100	2015	2015	3	95	3,606	
600.00	SF	10.00	10.00	100	2024	2016		74	4,440	

TOTAL OB/XF										90,553							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,000

Total Acres: 12.00	Total Land Value: 180,000	Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				323,957	
TOTAL MARKET OB/XF VALUE				90,553	
TOTAL LAND VALUE - MARKET				180,000	
TOTAL MARKET VALUE				594,510	
SOH/AGL Deduction				378,146	
ASSESSED VALUE				216,364	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				166,364	
TOTAL JUST VALUE				594,510	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				564,856	

(30X20) CARPORT (DIRT) ATTACHED TO END OF MODULAR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004835	REPAIR/RRF	19,250	06/01/2019
B1530047	SWIM POOL	31,460	02/01/2015
B1326973	CARPORT	60,940	03/01/2013
M12253	MECH OTHER	0	11/01/2006
P11583	OTHER	0	09/01/2006
C18367	CO ISSUED	0	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0854	12/15/2005	WD U	V	V	05	55,000
GRANTOR: OXLEY J M "CHIP" JR						
GRANTEE: TAYLOR BILLY J & RI						
1118/0720	3/04/2003	CT U	V	V	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: OXLEY J M "CHIP" JR						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007;ORIG=0,0] W16 S8 W20 N1 U2L2 W8 N5 W21 S34 E5 S6 S5 E15 E33 E14 N45 \$									
FOP=[YR=2007;ORIG=-47,45] S8 E11 S2 E11 N2 E11 N8 W33 \$									
FOP=[YR=2007;ORIG=-16,0] W12 W14 W4 S5 E8 D2R2 S1 E20 N8 \$									
FOP=[YR=2007;ORIG=-67,34] W6 S6 E11 N6 W5 \$									
STP=[YR=2007;ORIG=-28,0] N3 W6 S3 E6 \$									
STP=[YR=2007;ORIG=-42,0] N3 W4 S3 E4 \$									

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