LOT 3 EX R/W R498057
IN OR 2318/1962
EAST GRAY GABLES SUB PB 2/50

HOLTON CHRISSIE B
540976 US HWY 1
CALLAHAN, FL 32011

2025

04-1N-25-2760-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

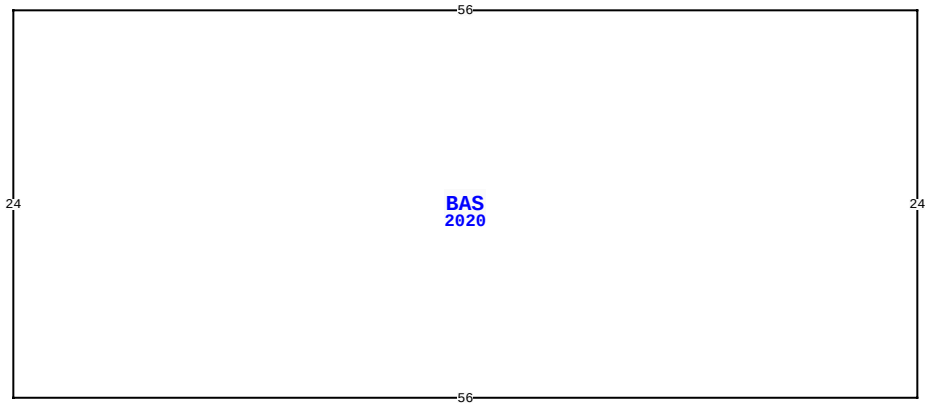
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2020	1,344	23,978
TOTALS	1,344			1,344	23,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	74.3400	59.47	79,928	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1344 HX Base Yr 2022



540976 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		23,978
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		115,898
SOH/AGL Deduction		23,525
ASSESSED VALUE		92,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,651
TOTAL JUST VALUE		115,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/1962	10/31/2019	FJ	U	I	11	0
GRANTOR: HOLTON JOHN D EST						
GRANTEE: HOLTON CHRISSIE B						
1461/1351	11/28/2006	QC	Q	I	01	100
GRANTOR: HOLTON NELLIE						
GRANTEE: HOLTON JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W56 S24 E56 N24$.

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	0350	CARPORT WD	0	100	0	0	600.00	SF	6.50	6.50	100	1990	1990	3	20	780	
2	0681	POLE SHED	0	100	38	10	380.00	SF	15.00	15.00	100	1995	1995	3	20	1,140	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	000100	C	RES	100	0004	RM	0.00	0.00	2.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 03/05/2021 BY KBA Total Acres: 2.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS