IN OR 2618/1331 & OR 2618/1333
ESMT OR 1010/1647

HOLTON AARON DAVID & ALEXIS CLARK
66153 MOUNTAIN BROOK TRAIL
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0160

BUILDING CHARACTERISTICS

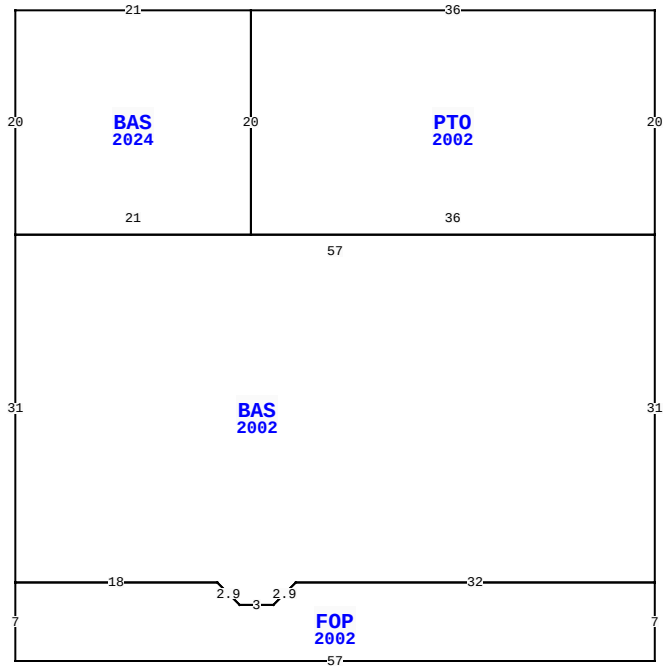
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	2002	1,777	193,199
BAS	420	100	2024	420	45,663
FOP	389	30	2002	117	12,720
PTO	720	5	2002	36	3,914
TOTALS	3,306			2,350	255,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,350	124.6119	124.61	292,834	2002	2007	0	0	0	12.75	87.25

2 SINGLE FAM – 100% - 2024 Heated Area: 2197 HX Base Yr 2024



66153 MOUNTAIN BROOK TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,604
TOTAL MARKET OB/XF VALUE		6,021
TOTAL LAND VALUE - MARKET		78,400
TOTAL MARKET VALUE		368,025
SOH/AGL Deduction		90,313
ASSESSED VALUE		277,712
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,990
TOTAL JUST VALUE		368,025
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,650

EYB ADJSTD FOR SOME REMODELING/ NEW ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012014	ADDITION	73,843	09/09/2021
B018539	NEW CONSTR	105,000	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1331	2/03/2023	WD	U	I	11	100
GRANTOR: DAVIS TIMOTHY J & KIM						
GRANTEE: HOLTON AARON DAVID						
2618/1333	1/30/2023	WD	U	V	39	400,000
GRANTOR: DAVIS GEORGE W & NANC						
GRANTEE: DAVIS TIMOTHY J & K						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	909.00	SF	5.20	5.20	100	2002	2002	3	80	3,781	

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-57,20] S31 E18 D2R2 E3 U2R2 E32 N31 W57 $
PTO=[YR=2002;ORIG=0,0] W36 S20 E36 N20 $
BAS=[YR=2024;ORIG=-36,0] W21 S20 E21 N20 $
FOP=[YR=2002;ORIG=-57,51] S7 E57 N7 W32 D2L2 W3 U2L2 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,021

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	0005	OR	0.00	0.00	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 01/30/2024 BY KW Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS

IN OR 2618/1331 & OR 2618/1333
ESMT OR 1010/1647

HOLTON AARON DAVID & ALEXIS CLARK
66153 MOUNTAIN BROOK TRAIL
CALLAHAN, FL 32011

2025

05-2N-26-0000-0004-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

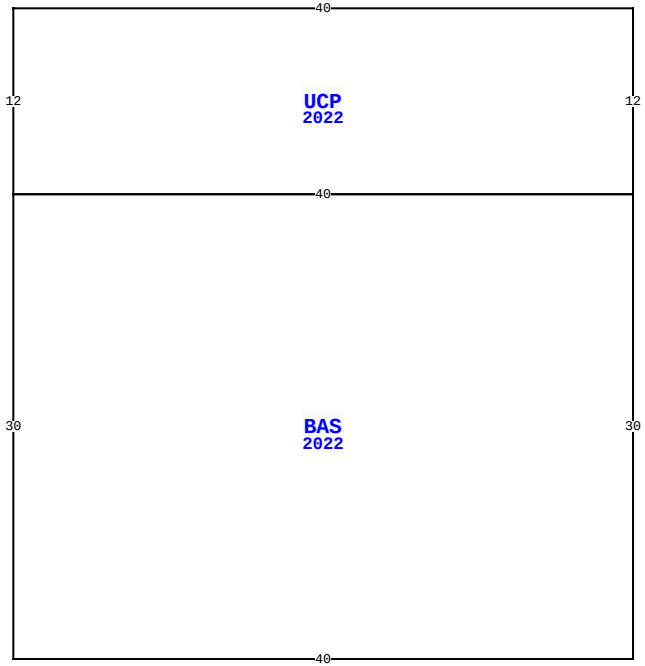
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	26,025
UCP	480	20	2022	96	2,082
TOTALS	1,680			1,296	28,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	59.8000	22.13	28,680	2022	2022	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2024



66153 MOUNTAIN BROOK TRL, CALLAHAN

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GRANTOR: DAVIS GEORGE W & NANC						
GRANTEE: DAVIS TIMOTHY J & K						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2022] W40 S12 BAS=[YR=2022] S30 E40 N30 W40$ E40 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/30/2024 BY KW Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS