PT OF SEC 9-1N-25E &
PT OF SEC 10-1N-25E & BEING PT
OF S1/2 OF LOT 4 OF U/R PLAT

HOLLOWAY CECIL R JR & LELIA E/HOLOWAY DUSTIN R
44174 DUSTY ROAD
CALLAHAN, FL 32011

2025

09-1N-25-0000-0003-0000

BUILDING CHARACTERISTICS

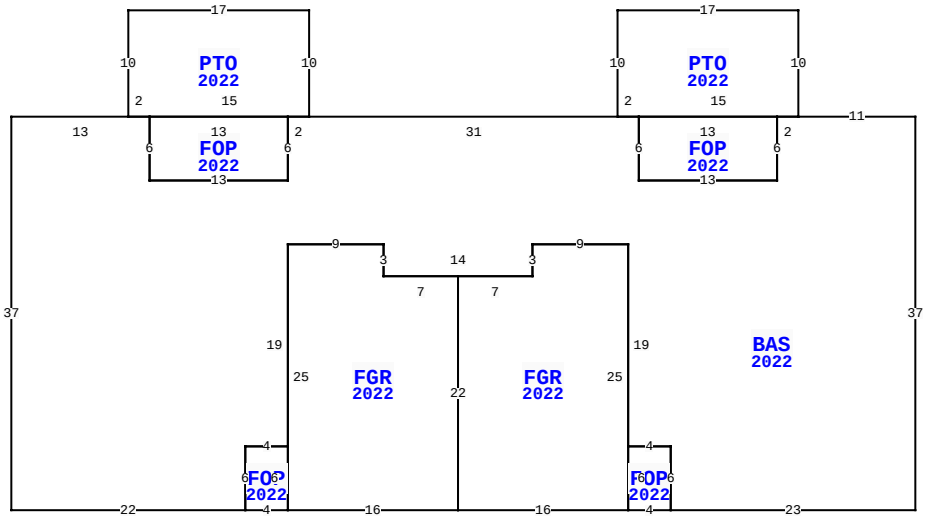
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
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	2,183	100	2022	2,183	322,598
FGR	379	55	2022	208	30,738
FGR	379	55	2022	208	30,738
FOP	24	30	2022	7	1,035
FOP	24	30	2022	7	1,035
FOP	78	30	2022	23	3,399
FOP	78	30	2022	23	3,399
PTO	170	5	2022	8	1,182
PTO	170	5	2022	8	1,182
TOTALS	3,485			2,675	395,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,675	112.5120	148.52	397,291	2022	2022	0	0	0	0.50	99.50

3 DUPLEX – 0% - 0 Heated Area: 2183 HX Base Yr



540712 US HWY 1 1 & 2, CALLAHAN

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

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	0812	CONCRETE C	0	0	0	0	2,970.00	SF	4.00	4.00	100	2022	2022	3	99	11,761	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	395,305
TOTAL MARKET OB/XF VALUE	11,761
TOTAL LAND VALUE - MARKET	54,450
TOTAL MARKET VALUE	461,516
SOH/AGL Deduction	0
ASSESSED VALUE	461,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	461,516
TOTAL JUST VALUE	461,516
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,442

ALSO OWNS ADJSCNT PRCL 10-1N-25-0000-0004-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006654	CO ISSUED	0	04/28/2022
21008879	NEW CONSTR	320,929	07/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/0561	1/19/2021	WD	U	I	11	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						
2373/0045	7/01/2020	WD	Q	V	05	150,000
GRANTOR: G & H LAND & TIMBER I						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W11 PTO=[YR=2022] N10 W17 S10 E2 FOP=[YR=2022] S6 E13 N6 W13$ E15$ W2 S6 W13 N6 W31 PTO=[YR=2022] N10 W17 S10 E2 FOP=[YR=2022] S6 E13 N6 W13$ E15$ W2 S6 W13 N6 W13 S37 E22 FOP=[YR=2022] E4 FGR=[YR=2022] E16 FGR=[YR=2022] E16 FOP=[YR=2022] E4 N6 W4 S6$ N25 W9 S3 W7 S22$ N22 W7 N3 W9 S25$ N6 W4 S6$ N6 E4 N19 E9 S3 E14 N3 E9 S19 E4 S6 E23 N37$.

LAND DESCRIPTION

TOTAL OB/XF 11,761

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	000800	C	MULTI-FAMILY	0	0004	OR	0.00	0.00	1.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,450							

REVIEW DATE 03/21/2022 BY TWHS Total Acres: 1.21 Total Land Value: 54,450 Market: 0 Agricultural: 0 Common: 54,450 PRINTED 07/30/2025 BY SYS