PT OF E1/2 OF LOT 59
IN OR 2735/1828
A E EWING SUB 2 PB 5/20

CRUCE JOHN D & TRACY D L/E/
45183 EAST HOLLY TRL
CALLAHAN, FL 32011

2025

25-2N-24-226B-0059-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

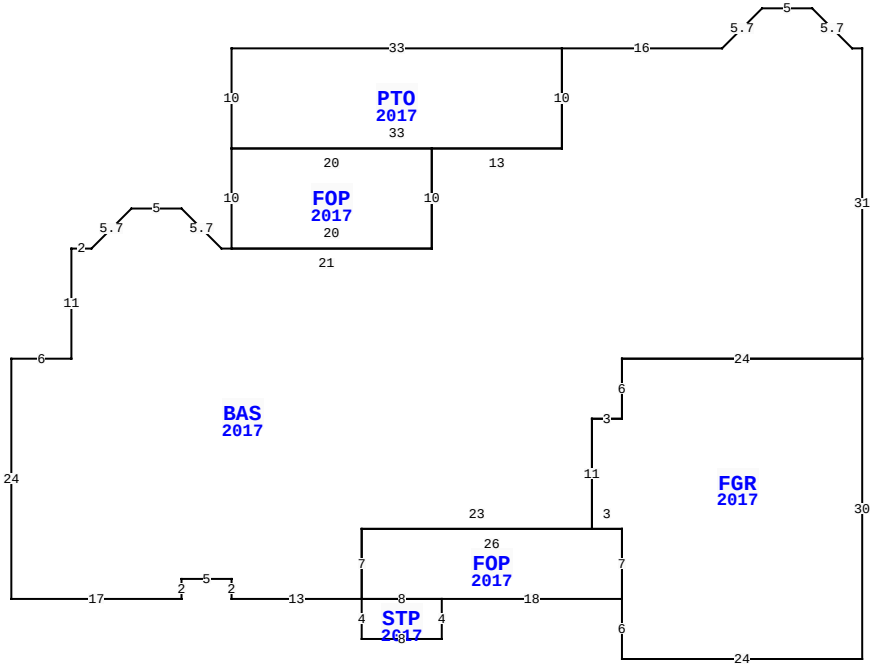
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,910	100	2017	2,910	342,034
FGR	753	55	2017	414	48,661
FOP	182	30	2017	55	6,465
FOP	200	30	2017	60	7,052
PTO	330	5	2017	16	1,881
STP	32	10	2017	3	352
TOTALS	4,407			3,458	406,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,458	93.9780	124.05	428,965	2017	2017	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2018 Heated Area: 2910 HX Base Yr 2018



45183 EAST HOLLY TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		406,444
TOTAL MARKET OB/XF VALUE		26,034
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		477,478
SOH/AGL Deduction		169,372
ASSESSED VALUE		308,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,384
TOTAL JUST VALUE		477,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006102	CO ISSUED	0	07/10/2017
B1632765	GARAGE	22,315	08/31/2016
B1631878	NEW CONSTR	366,539	03/31/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/1828	8/06/2024	LE	U	I	11	100
GRANTOR: CRUCE JOHN D & TRACY						
GRANTEE: CRUCE BAYLIE						
1976/0782	4/10/2015	WD	Q	V	02	17,500
GRANTOR: LOWE WILLIE L JR REVO						
GRANTEE: CRUCE JOHN D & TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W1 U4 L4 W5 D4 L4 W16 PTO=[YR=2017] W33 S10 FOP=[YR=2017] S10 E20 N10 W20$ E33 N10$ S10 W13 S10 W21 U4 L4 W5 D4 L4 W2 S11 W6 S24 E17 N2 E5 S2 E13 STP=[YR=2017] S4 E8 N4 FOP=[YR=2017] E18 FGR=[YR=2017] S6 E24 N30 W24 S6 W3 S11 E3 S7$ N7 W26 S7 E8$ W8$ N7 E23 N11 E3 N6 E24 N31$.

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	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2016	2016	3	78	13,650	
2	0810	CONCRETE A	0	100	10	5	50.00	SF	6.50	6.50	100	2016	2016	3	95	309	
3	1127	BRICK 8"	0	100	21	3	63.00	SF	11.00	11.00	100	2017	2017	3	99	686	
4	0810	CONCRETE A	0	100	21	7	147.00	SF	6.50	6.50	100	2017	2017	3	96	917	
5	0812	CONCRETE C	0	100	0	0	2,727.00	SF	4.00	4.00	100	2017	2017	3	96	10,472	

LAND DESCRIPTION

TOTAL OB/XF 26,034

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	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/28/2021 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS