PARCELS 1-4 & 1-5
IN OR 1774/1067

HOLLOWAY CECIL R JR & LELIA E
44174 DUSTY RD
CALLAHAN, FL 32011

2025

34-2N-25-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

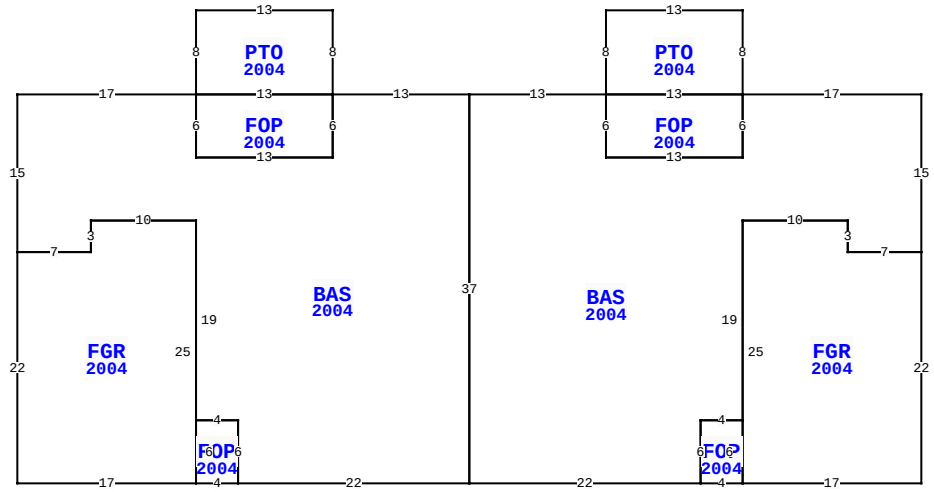
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	2004	1,085	138,485
BAS	1,085	100	2004	1,085	138,485
FGR	404	55	2004	222	28,336
FGR	404	55	2004	222	28,336
FOP	24	30	2004	7	893
FOP	24	30	2004	7	893
FOP	78	30	2004	23	2,936
FOP	78	30	2004	23	2,936
PTO	104	5	2004	5	638
PTO	104	5	2004	5	638
TOTALS	3,390			2,684	342,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,684	113.7600	150.16	403,029	2004	2004	0	0	0	15.00	85.00

1 DUPLEX – 0% - 0 Heated Area: 2170 HX Base Yr



541504 LEM TURNER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	1,027,725
TOTAL MARKET OB/XF VALUE	33,714
TOTAL LAND VALUE - MARKET	95,400
TOTAL MARKET VALUE	1,156,839
SOH/AGL Deduction	267,709
ASSESSED VALUE	889,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	889,130
TOTAL JUST VALUE	1,156,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,073,196

EACH DUPLEX UNIT IS 2BD/ 2BTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B63235	NEW CONSTR	166,974	05/01/2003
B63236	NEW CONSTR	166,974	05/01/2003
B63237	NEW CONSTR	166,974	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1774/1067	12/16/2011	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						
1689/0887	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W17 PTO=[YR=2004] N8 W13 S8 E13$ FOP=[YR=2004] W13 S6 E13 N6$ S6 W13 N6 W13 BAS=[YR=2004] W13 PTO=[YR=2004] N8 W13 S8 E13$ FOP=[YR=2004] W13 S6 E13 N6$ S6 W13 N6 W17 S15 FGR=[YR=2004] S22 E17 FOP=[YR=2004] E4 N6 W4 S6$ N25 W10 S3 W7$ E7 N3 E10 S19 E4 S6 E22 N37$ S37 E22 FOP=[YR=2004] E4 FGR=[YR=2004] E17 N22 W7 N3 W10 S25$ N6 W4 S6$ N6 E4 N19 E10 S3 E7 N15$.

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	3,385.00	SF	4.00	4.00	100	2004	2004	3	83	11,238	
2	0812	CONCRETE C	0	0	0	0	3,385.00	SF	4.00	4.00	100	2004	2004	3	83	11,238	
3	0812	CONCRETE C	0	0	0	0	3,385.00	SF	4.00	4.00	100	2004	2004	3	83	11,238	

LAND DESCRIPTION

TOTAL OB/XF 33,714

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	0006	RG-1	0.00	0.00	3.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	95,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS

PARCELS 1-4 & 1-5
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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 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	2004	1,085	138,485
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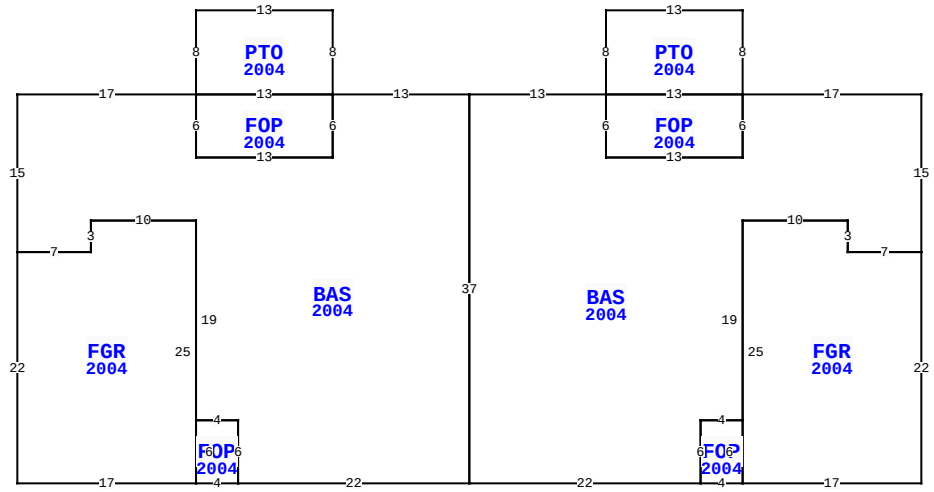
TOTALS	3,390			2,684	342,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	2,684	113.7600	150.16	403,029	2004	2004	0	0	0	15.00	85.00

2 DUPLEX – 0% - 0 Heated Area: 2170 HX Base Yr



541504 LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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TOTAL JUST VALUE	1,156,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,073,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS

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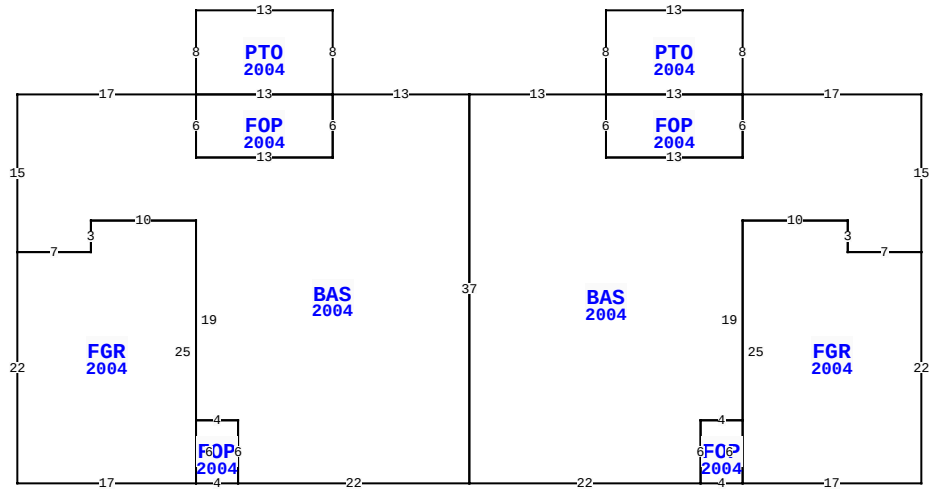

541504 LEM TURNER RD, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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GRANTOR: HOLLOWAY CECIL R JR &						
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BUILDING DIMENSIONS

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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 01/06/2023 BY KWA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS