PT NE1/4 OF SEC 34-3N-25E IN
OR 334/164 BEING EXHIBIT "B"

HOLLIMAN RAY H JR & CAROL J
46280 MIDDLE ROAD
CALLAHAN, FL 32011

2025

34-3N-25-0000-0002-0020

BUILDING CHARACTERISTICS

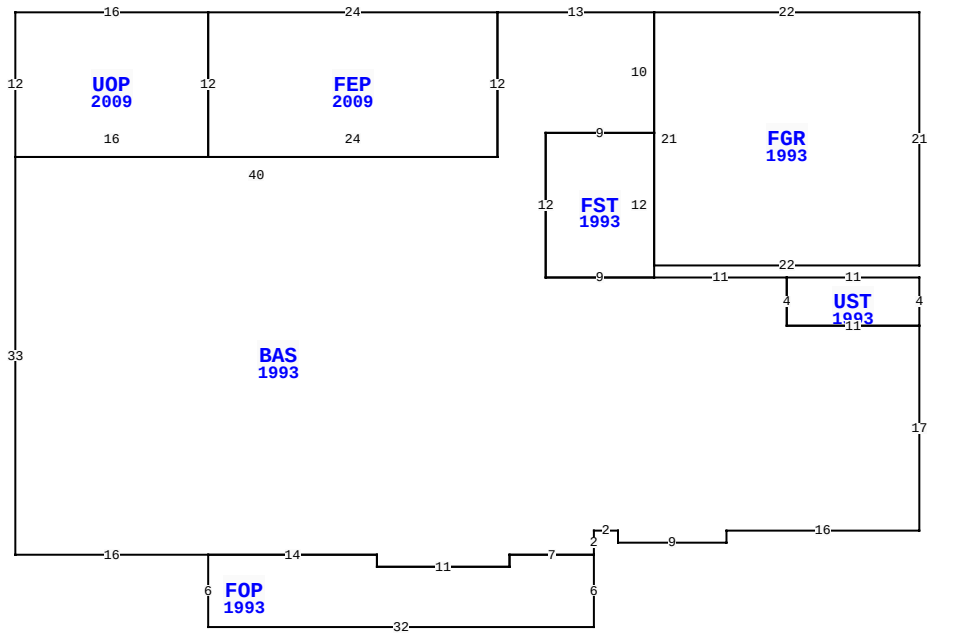
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,225	100	1993	2,225	210,534
FEP	288	80	2009	230	21,763
FGR	462	55	1993	254	24,034
FOP	181	30	1993	54	5,109
FST	108	55	1993	59	5,582
UOP	192	20	2009	38	3,596
UST	44	45	1993	20	1,892
TOTALS	3,500			2,880	272,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,880	90.7758	119.82	345,082	1990	1995	0	0	0	21.03	78.97

1 SNGL FAM – 100% - 1991 Heated Area: 2225 HX Base Yr 1991



46280 MIDDLE RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,511
TOTAL MARKET OB/XF VALUE		36,390
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		353,901
SOH/AGL Deduction		176,297
ASSESSED VALUE		177,604
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,882
TOTAL JUST VALUE		353,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004968	REPAIR/RRF	15,000	02/05/2019
B1428476	GARAGE	39,762	03/01/2014
5994	NEW CONSTR	74,862	09/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0334/0162	3/27/1981	WD	Q	I		19,000
GRANTOR: BYRD DENNIS A & TOBY						
GRANTEE: HOLLIMAN RAY H JR &						
0274/0619	9/01/1978	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W13 FEP=[YR=2009] W24 UOP=[YR=2009] W16 S12 E16 N12$ S12 E24 N12 $ S12 W40 S33 E16 FOP=[YR=1993] S6 E32 N6 W7 S1 W11 N1 W14 $ E14 S1 E11 N1 E7 N2 E2 S1 E9 N1 E16 N17 UST=[YR=1993] N4 W11 S4 E11 $ W11 N4 W11 FST=[YR=1993] N12 W9 S12 E9 $ W9 N12 E9 N10 $ S21 E22 N21 $.

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	1990	1990	3	66	2,310	
2	0851	PATIO STON	0	100	10	10	100.00	SF	0.75	0.75	100	2000	2000	3	77	58	
3	1242	WD DECK A	0	100	10	11	110.00	SF	10.00	10.00	100	2000	2000	3	20	220	
4	0812	CONCRETE C	0	100	0	0	2,939.00	SF	4.00	4.00	100	2000	2000	3	77	9,052	
5	0680	POLE SHED	0	100	12	8	96.00	SF	10.00	10.00	100	1992	1992	3	20	192	
6	0940	SHEDS/PORT	0	100	12	17	204.00	SF	30.00	30.00	100	1992	1992	3	20	1,224	
7	0510	GARAGE WD-	0	100	24	25	600.00	SF	35.00	35.00	100	2014	2014	3	71	14,910	
8	0351	CARPORT MT	0	100	12	25	300.00	SF	10.00	10.00	100	2014	2014	3	60	1,800	
9	0351	CARPORT MT	0	100	12	25	300.00	SF	10.00	10.00	100	2014	2014	3	60	1,800	
10	1242	WD DECK A	0	100	0	0	804.00	SF	10.00	10.00	100	2014	2014	3	60	4,824	

TOTAL OB/XF 36,390

LAND DESCRIPTION

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	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/29/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS