GOV LOTS 1 2 & 3 W OF SCL R/W
IN SEC 36-2N-24E
IN OR 1689/889 & OR 2427/521

HOLLOWAYLIVING TRUST/HOLLOWAY LELIA E TRUSTEE
44174 DUSTY ROAD
CALLAHAN, FL 32011

2025

36-2N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

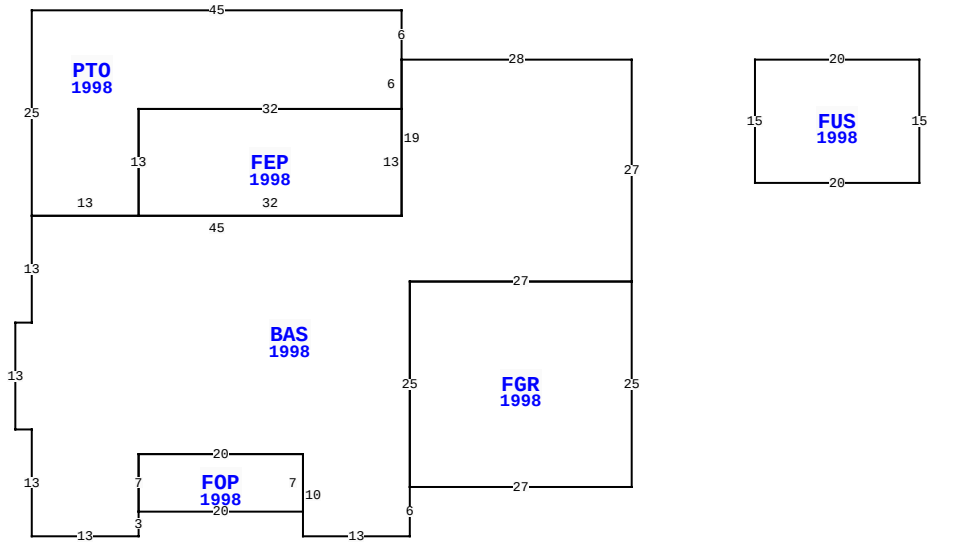
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
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	2,368	100	1998	2,368	234,852
FEP	416	80	1998	333	33,026
FGR	675	55	1998	371	36,795
FOP	140	30	1998	42	4,165
FUS	300	100	1998	300	29,753
PTO	709	5	1998	35	3,471
TOTALS	4,608			3,449	342,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,449	86.1120	113.67	392,048	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 1999 Heated Area: 2668 HX Base Yr 1999



44174 DUSTY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		407,263
TOTAL MARKET OB/XF VALUE		20,143
TOTAL LAND VALUE - MARKET		1,131,910
TOTAL MARKET VALUE		574,325
SOH/AGL Deduction		185,048
ASSESSED VALUE		389,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,555
TOTAL JUST VALUE		1,559,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,345,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003377	GARAGE	0	04/27/2018
B984647	NEW CONSTR	30,000	02/01/1998
MHU95988	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0521	1/21/2021	QC	U	V	11	100
GRANTOR: HOLLOWAY DUSTIN RAYMO						
GRANTEE: HOLLOWAY LIVING TRU						
1689/0889	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						

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	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	3,655.00	SF	6.50	6.50	100	1998	1998	3	73	17,343	

BUILDING DIMENSIONS

BAS=[YR=1998] W28 PTO=[YR=1998] N6 W45 S25 E13
FEP=[YR=1998] E32 N13 W32 S13 $ N13 E32 N6 $ S19 W45 S13 W2
S13 E2 S13 E13 N3 FOP=[YR=1998] E20 N7 W20 S7 $ N7 E20 S10
E13 N6 FGR=[YR=1998] E27 N25 W27 S25 $ N25 E27 N27 $ PTR=
E15 FUS=[YR=1998] E20 S15 W20 N15 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 20,143

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	106.15	AC		1.00	1.00	1.00	190.00	190.00	20,168							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	46.00	AC		1.00	1.00	1.00	525.00	525.00	24,150							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	154.12	AC		1.00	1.00	1.00	225.00	225.00	34,677							
5	006000	A	PASTURE - HA	0		OR	0.00	0.00	55.20	AC		1.00	1.00	1.00	370.00	370.00	20,424							
6	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							

REVIEW DATE 10/28/2019 BY TWA Total Acres: 363.47 Total Land Value: 146,919 Market: 1,084,410 Agricultural: 99,419 Common: 47,500 PRINTED 07/30/2025 BY SYS

GOV LOTS 1 2 & 3 W OF SCL R/W
IN SEC 36-2N-24E
IN OR 1689/889 & OR 2427/521

HOLLOWAYLIVING TRUST/HOLLOWAY LELIA E TRUSTEE
44174 DUSTY ROAD
CALLAHAN, FL 32011

2025

36-2N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

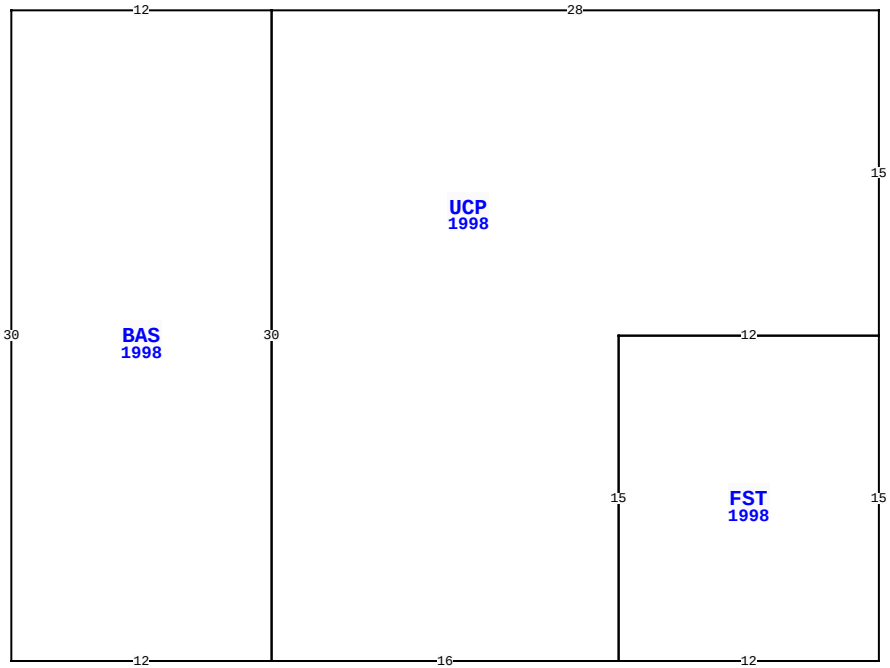
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	1998	360	4,036
FST	180	55	1998	99	1,110
UCP	660	20	1998	132	1,480
TOTALS	1,200			591	6,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	591	56.1000	20.76	12,269	1998	1998	0	0	0	46.00	54.00

4 GARAGE RES – 100% - 1999 Heated Area: 360 HX Base Yr 1999



44174 DUSTY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		407,263
TOTAL MARKET OB/XF VALUE		20,143
TOTAL LAND VALUE - MARKET		1,131,910
TOTAL MARKET VALUE		574,325
SOH/AGL Deduction		185,048
ASSESSED VALUE		389,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,555
TOTAL JUST VALUE		1,559,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,345,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0521	1/21/2021	QC	U	V	11	100
GRANTOR: HOLLOWAY DUSTIN RAYMO						
GRANTEE: HOLLOWAY LIVING TRU						
1689/0889	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1998] W28 BAS=[YR=1998] W12 S30 E12 N30 $ S30 E16
FST=[YR=1998] E12 N15 W12 S15 $ N15 E12 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

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
7	009910	M	MARKET VALUE	0		OR	0.00	0.00	361.47	AC		1.00	1.00	1.00	3,000.00	3,000.00	1,084,410							

REVIEW DATE 10/28/2019 BY TWA Total Acres: 363.47 Total Land Value: 146,919 Market: 1,084,410 Agricultural: 99,419 Common: 47,500 PRINTED 07/30/2025 BY SYS

GOV LOTS 1 2 & 3 W OF SCL R/W
IN SEC 36-2N-24E
IN OR 1689/889 & OR 2427/521

HOLLOWAYLIVING TRUST/HOLLOWAY LELIA E TRUSTEE
44174 DUSTY ROAD
CALLAHAN, FL 32011

2025

36-2N-24-0000-0001-0010

BUILDING CHARACTERISTICS

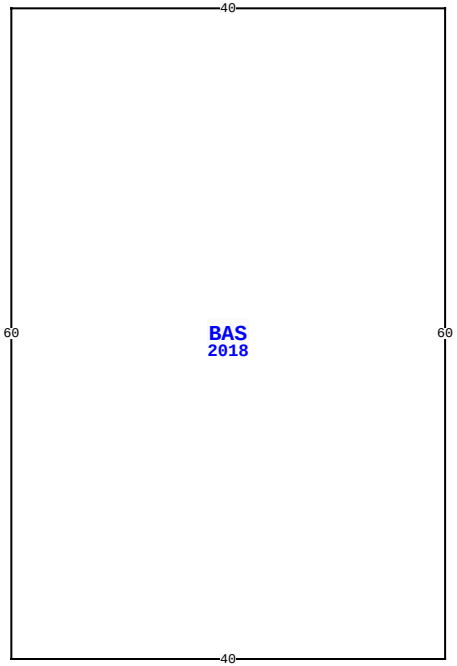
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	2,400	100	2018	2,400	44,782
TOTALS	2,400			2,400	44,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,400	53.6452	19.85	47,640	2018	2018	0	0	0	6.00	94.00

5 GARAGE RES – 100% - 1999 Heated Area: 2400 HX Base Yr 1999



44174 DUSTY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		407,263
TOTAL MARKET OB/XF VALUE		20,143
TOTAL LAND VALUE - MARKET		1,131,910
TOTAL MARKET VALUE		574,325
SOH/AGL Deduction		185,048
ASSESSED VALUE		389,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,555
TOTAL JUST VALUE		1,559,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,345,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0521	1/21/2021	QC	U	V	11	100
GRANTOR: HOLLOWAY DUSTIN RAYMO						
GRANTEE: HOLLOWAY LIVING TRU						
1689/0889	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W40 S60 E40 N60$.

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 10/28/2019 BY TWA Total Acres: 363.47 Total Land Value: 146,919 Market: 1,084,410 Agricultural: 99,419 Common: 47,500 PRINTED 07/30/2025 BY SYS

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44174 DUSTY ROAD
CALLAHAN, FL 32011

2025

36-2N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

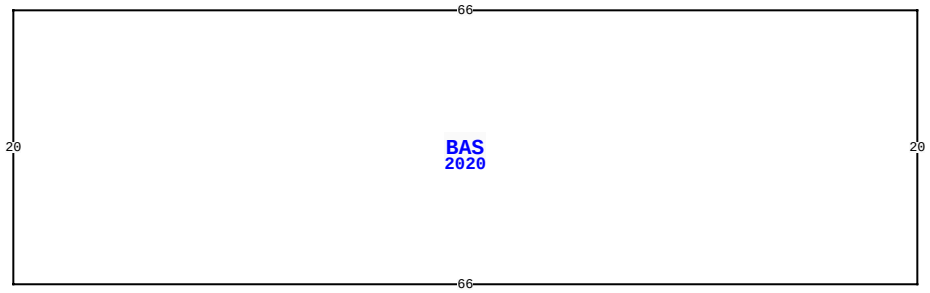
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2020	1,320	13,794
TOTALS	1,320			1,320	13,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,320	47.8400	12.44	16,421	2016	2016	0	0	0	16.00	84.00

6 BARNS – 0% - 1999 Heated Area: 1320 HX Base Yr 1999



44174 DUSTY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		407,263
TOTAL MARKET OB/XF VALUE		20,143
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SOH/AGL Deduction		185,048
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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		338,555
TOTAL JUST VALUE		1,559,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,345,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2427/0521	1/21/2021	QC	U	V	11	100
GRANTOR: HOLLOWAY DUSTIN RAYMO						
GRANTEE: HOLLOWAY LIVING TRU						
1689/0889	6/23/2010	WD	U	I	30	100
GRANTOR: HOLLOWAY CECIL R JR &						
GRANTEE: HOLLOWAY CECIL R JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S20 E66 N20$.

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 10/28/2019 BY TWA Total Acres: 363.47 Total Land Value: 146,919 Market: 1,084,410 Agricultural: 99,419 Common: 47,500 PRINTED 07/30/2025 BY SYS