



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,715	100	2022	1,715	245,136
FOP	232	30	2022	70	10,006
FOP	344	30	2022	103	14,722
FUS	754	100	2022	754	107,774
STR	52	10	2022	5	715
TOTALS	3,097			2,647	378,352

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100
2	0681	POLE SHED	0	100	40	30	1,200.00	SF	15.00	15.00	100
3	0510	GARAGE WD-	0	100	30	16	480.00	SF	26.95	26.95	100
4	0810	CONCRETE A	0	100	36	4	144.00	SF	6.50	6.50	100
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.00	AC	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,647	109.3824	144.38	382,174	2022	2022	0	0	1.00	99.00
3 SNGL FAM - 100% - 2020 Heated Area: 2469 HX Base Yr 2020											
44269 DUSTY RD, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
										05/21/2025	MLU
										01/17/2025	KBA

TOTAL OB/XF											
22,446											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		378,352	
TOTAL MARKET OB/XF VALUE		22,446	
TOTAL LAND VALUE - MARKET		220,500	
TOTAL MARKET VALUE		449,128	
SOH/AGL Deduction		61,302	
ASSESSED VALUE		387,826	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		337,104	
TOTAL JUST VALUE		621,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		584,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010465	DEMOLITION	0	08/10/2021
21008491	NEW CONSTR	326,352	06/28/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/1909	1/23/2021	QC U	I	I	11	100	
GRANTOR: HOLLOWAY LIVING TRUST							
GRANTEE: HOLLOWAY DUSTIN RAY							
2305/0205	9/19/2019	QC U	I	I	11	100	
GRANTOR: HOLLOWAY CECIL R JR &							
GRANTEE: HOLLOWAY DUSTIN RAY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W6 FOP=[YR=2022] N8 W43 S8 E43\$ W46 S38 E23 N1 FOP=[YR=2022] E29 N8 W29 S8\$ N8 E29 N29\$ PTR=E20 FUS=[YR=2022] E46 S17 W17 STR=[YR=2022] S6 W4 N13 E4 S7\$ N7 W4 S7 W25 N17\$ W20\$.											