PT OF LOT 5 IN OR 2800/1059
FLA LAND SYNDICATE PBK O/42

HOLTON EDDIE RAY/HOLTON CHRISTY LYNN
54032 PARKS RD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

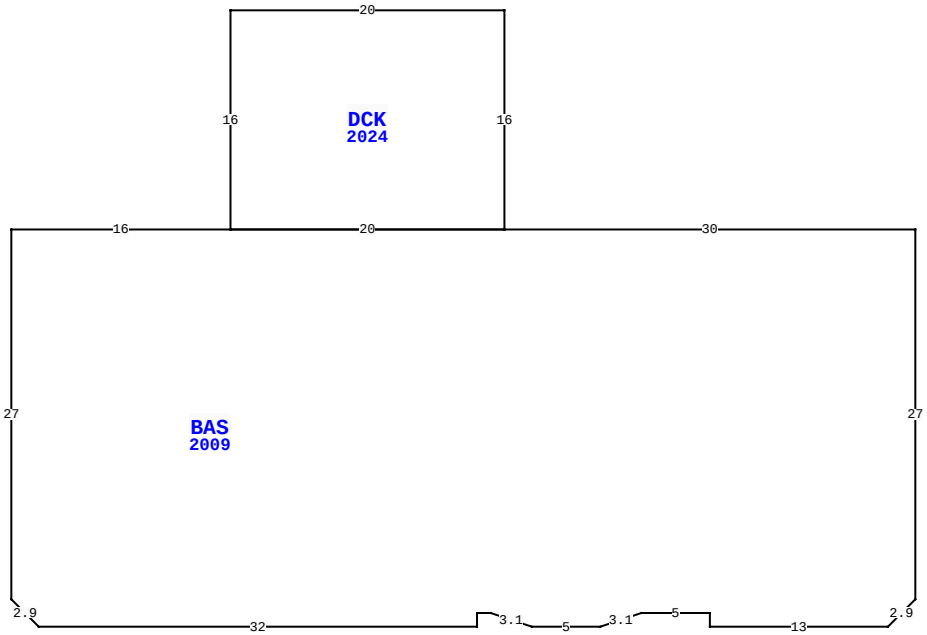
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	2009	1,901	87,794
DCK	320	15	2024	48	2,217
TOTALS	2,221			1,949	90,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,949	129.3600	109.96	214,312	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2010 Heated Area: 1901 HX Base Yr 2010



54032 PARKS RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		117,510
TOTAL MARKET OB/XF VALUE		878
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		163,388
SOH/AGL Deduction		72,045
ASSESSED VALUE		91,343
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,621
TOTAL JUST VALUE		163,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,392

DW/MH/ID: FLFLX70(A/B)7108ST21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002006	GARAGE	57,360	04/01/2018
MH992740	MH MOVE-ON	0	01/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1059	7/14/2025	QC	U	I	11	100
GRANTOR: HOLTON EDDIE RAY						
GRANTEE: HOLTON EDDIE RAY						
1648/1592	11/05/2009	QC	U	I	30	100
GRANTOR: HOLTON HAZEL						
GRANTEE: HOLTON EDDIE RAY &						

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	0810	CONCRETE A	0	100	18	10	180.00	SF	6.50	6.50	100	1999	1999	3	75	878	

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W30 W20 W16 S27 D2R2 E32 N1 E1 D1R3 E5 U1R3 E5 S1 E13 U2R2 N27 $
DCK=[YR=2024;ORIG=-50,-16] E20 S16 W20 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 878

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

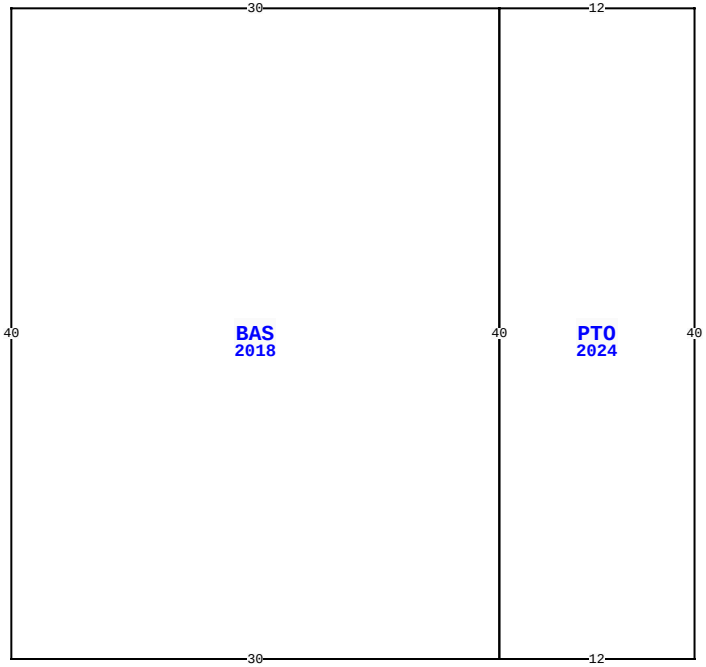
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2018	1,200	26,959
PTO	480	5	2024	24	540
TOTALS	1,680			1,224	27,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,224	64.6070	23.90	29,254	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2010 Heated Area: 1200 HX Base Yr 2010



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54032 PARKS RD, CALLAHAN

NASSAU COUNTY PROPERTY

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1648/1592	11/05/2009	QC	U	I	30	100
GRANTOR: HOLTON HAZEL						
GRANTEE: HOLTON EDDIE RAY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W30 S40 E30 N40 $
PTO=[YR=2024;ORIG=0,0] E12 S40 W12 N40 $
.

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: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS