PT OF LOT 5 IN OR 938/43
(EX PT IN OR 1077/877)
FLA LAND SYNDICATE PBK O/42

HOLTON THOMAS DALE & JUDY W
PO BOX 732
CALLAHAN, FL 32011-0732

2025

37-1N-25-2940-0005-0060

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 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

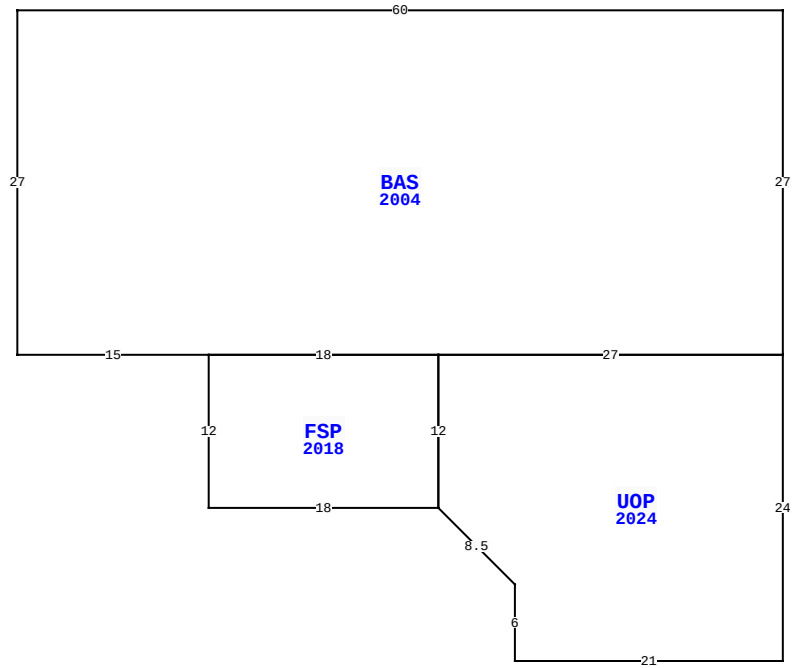
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2004	1,620	83,920
FSP	216	60	2018	130	6,735
UOP	594	25	2024	148	7,667
TOTALS	2,430			1,898	98,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,898	117.2000	99.62	189,079	2004	2004	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2001 Heated Area: 1620 HX Base Yr



54053 PARKS 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 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		98,321
TOTAL MARKET OB/XF VALUE		7,244
TOTAL LAND VALUE - MARKET		24,300
TOTAL MARKET VALUE		129,865
SOH/AGL Deduction		49,145
ASSESSED VALUE		80,720
TOTAL EXEMPTION VALUE	13	80,720
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		129,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14325	ELEC OTHER	0	02/01/2005
M09225	MECH OTHER	0	02/01/2005
P08961	OTHER	0	02/01/2005
MH054525	MH MOVE-ON	0	01/01/2005
E10223	NEW CONSTR	0	09/01/2002
MH3928	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/0043	6/26/2000	WD	Q	I	01	13,500
GRANTOR: HOLTON JERRY ETAL						
GRANTEE: HOLTON THOMAS D & J						
0331/0578	2/01/1981	WD	U	I		2,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W60 S27 E15 E18 E27 N27 $
FSP=[YR=2018;ORIG=-45,27] S12 E18 N12 W18 $
UOP=[YR=2024;ORIG=-27,27] E27 S24 W21 N6 U6L6 N12 $
.

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	0940	SHEDS/PORT	0	100	19	12	228.00	SF	20.10	20.10	100	1990	1990	3	20	917	
2	0811	CONCRETE B	0	100	34	18	612.00	SF	5.20	5.20	100	2003	2003	3	82	2,610	
3	0810	CONCRETE A	0	100	20	18	360.00	SF	2.28	2.28	100	2003	2003	3	82	672	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 7,244

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	0005	OR	0.00	0.00	0.54	AC		1.00	1.00	1.00	45,000.00	45,000.00	24,300							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.54 Total Land Value: 24,300 Market: 0 Agricultural: 0 Common: 24,300 PRINTED 07/30/2025 BY SYS