PT OF LOT 5 IN OR 856/360
(EX PT IN OR 1648/1592)
FLA LAND SYNDICATE PBK O/42

HOLTON HAZEL I EST
54056 PARKS ROAD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0100

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	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

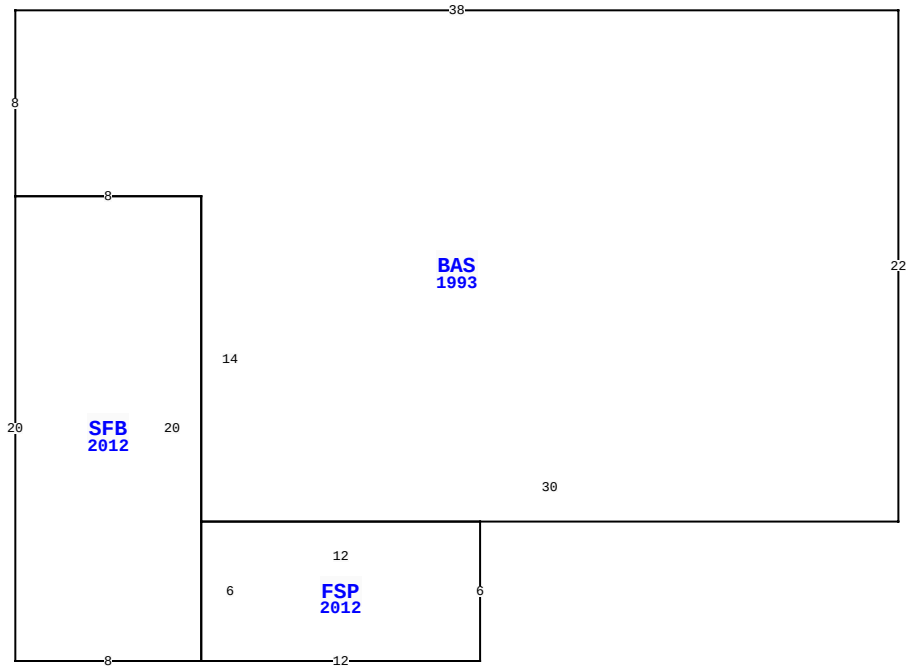
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	724	100	1993	724	51,432
FSP	72	40	2012	29	2,061
SFB	160	80	2012	128	9,093
TOTALS	956			881	62,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	881	89.6400	89.64	78,973	1958	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 0 Heated Area: 852 HX Base Yr



54056 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	62,586
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,900
TOTAL MARKET VALUE	81,486
SOH/AGL Deduction	9,293
ASSESSED VALUE	72,193
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,193
TOTAL JUST VALUE	81,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E006756	NEW CONSTR	500	03/01/2000
7360	MH MOVE-ON	21,619	07/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0856/0360	11/18/1998	QC	U	I	09	100

GRANTOR: HOLTON JERRY R
GRANTEE: HOLTON HAZEL I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 S8 SFB=[YR=2012] S20 E8 FSP=[YR=2012] E12 N6 W12S6$ N20W8$ E8 S14 E30 N22$.

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
1	000100	C	RES	0	0005	OR	0.00	0.00	0.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	18,900							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 0.42 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 07/30/2025 BY SYS