PT OF LOT 5 IN OR 1077/877
FLA LAND SYNDICATE PBK O/42
{2003 MARLETTE ELITE DW}

HOLTON RANDY & CYNTHIA
54081 PARKS ROAD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

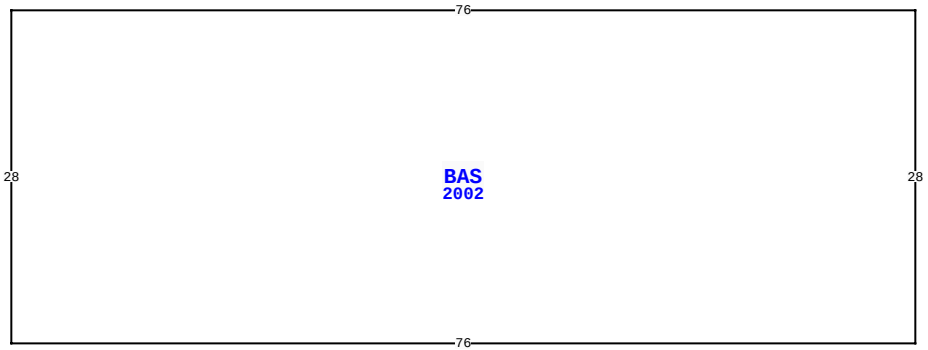
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,128	100	2002	2,128	106,965
TOTALS	2,128			2,128	106,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	123.2000	104.72	222,844	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2003 Heated Area: 2128 HX Base Yr 2003



54081 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		106,965
TOTAL MARKET OB/XF VALUE		1,512
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		153,477
SOH/AGL Deduction		78,450
ASSESSED VALUE		75,027
TOTAL EXEMPTION VALUE	HX HB	50,027
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		153,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1077/0877	8/28/2002	WD	Q	V	01	100

GRANTOR: HOLTON THOMAS & JUDY
GRANTEE: HOLTON RANDY & CYNT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S28 E76 N28 $.

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	0680	POLE SHED	1	100	18	10	180.00	SF	10.00	10.00	100	2024	2018		84	1,512	

LAND DESCRIPTION

TOTAL OB/XF 1,512

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	0007	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