

PT OF E1/2 OF LOT 59
IN OR 2735/1828
A E EWING SUB 2 PB 5/20

CRUCE JOHN D & TRACY D L/E/
45183 EAST HOLLY TRL
CALLAHAN, FL 32011

2026

25-2N-24-226B-0059-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,910	100	2017	2,910	357,325
FGR	753	55	2017	414	50,836
FOP	182	30	2017	55	6,754
FOP	200	30	2017	60	7,368
PTO	330	5	2017	16	1,965
STP	32	10	2017	3	368

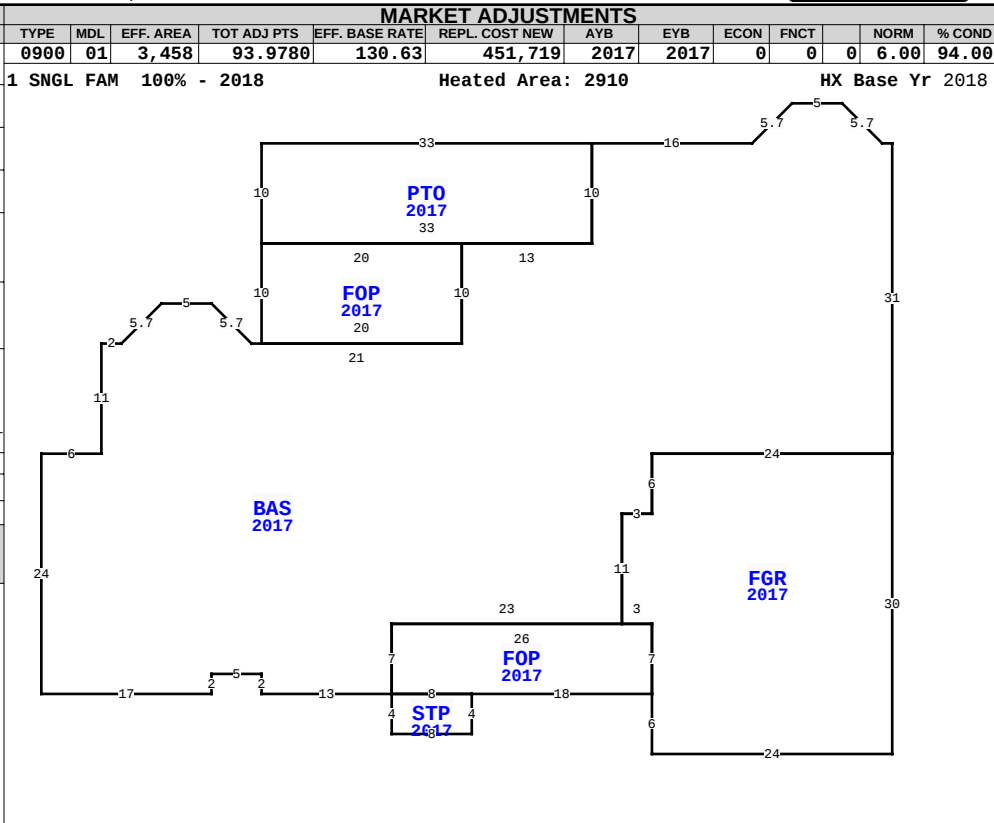
TOTALS	4,407			3,458	424,616
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EXTRA FEATURES

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
1	0510	GARAGE WD-	0	100	25	20			500.00	SF	35.00				13,125	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							



45183 EAST HOLLY TRL, CALLAHAN

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		424,616	
TOTAL MARKET OB/XF VALUE		13,125	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		477,741	
SOH/AGL Deduction		161,316	
ASSESSED VALUE		316,425	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		265,014	
TOTAL JUST VALUE		477,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006102	CO ISSUED	0	07/10/2017
B1632765	GARAGE	22,315	08/31/2016
B1631878	NEW CONSTR	366,539	03/31/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2735/1828	8/06/2024	LE	U	I	11	100

SALES DATA						
GRANTOR: CRUCE JOHN D & TRACY						
GRANTEE: CRUCE BAYLIE						
1976/0782	4/10/2015	WD	Q	V	02	17,500
GRANTOR: LOWE WILLIE L JR REVO						
GRANTEE: CRUCE JOHN D & TRAC						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2017] W1 U4 L4 W5 D4 L4 W16 PTO=[YR=2017] W33 S10
FOP=[YR=2017] S10 E20 N10 W20\$ E33 N10\$ S10 W13 S10 W21 U4
L4 W5 D4 L4 W2 S11 W6 S24 E17 N2 E5 S2 E13 STP=[YR=2017]
S4 E8 N4 FOP=[YR=2017] E18 FGR=[YR=2017] S6 E24 N30 W24 S6 W3
S11 E3 S7\$ N7 W26 S7 E8\$ W8\$ N7 E23 N11 E3 N6 E24 N31\$.