PT OF LOT 60
IN OR 2793/1193
A E EWING SUB 2 PB 5/20

CARTER GEORGE W JR & LINDA D L/E/
45215 EAST HOLLY TRAIL
CALLAHAN, FL 32011

2026

25-2N-24-226B-0060-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

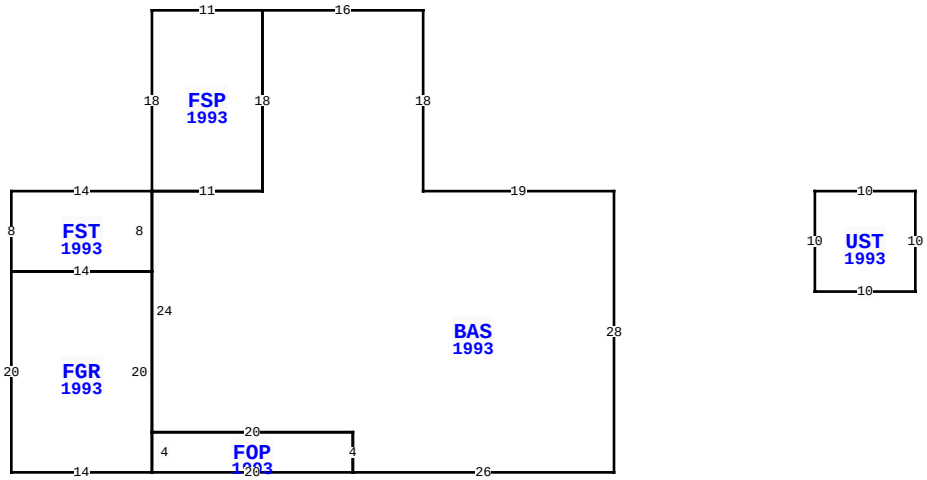
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1993	1,496	149,880
FGR	280	55	1993	154	15,429
FOP	80	30	1993	24	2,404
FSP	198	40	1993	79	7,915
FST	112	55	1993	62	6,212
UST	100	45	1993	45	4,508
TOTALS	2,266			1,860	186,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,860	105.7616	147.01	273,439	1978	1978	0	0	0	31.85	68.15

1 SNGL FAM 100% - 0 Heated Area: 1496 HX Base Yr



45215 EAST HOLLY TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		186,349
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		228,589
SOH/AGL Deduction		124,884
ASSESSED VALUE		103,705
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,294
TOTAL JUST VALUE		228,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6480	ADDITION	11,916	05/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2793/1193	6/06/2025	QC	U	I	11	100
GRANTOR: CARTER GEORGE W JR &						
GRANTEE: CRUCE TRACY DIANNE						
248/174	8/12/1977	WD	U	V		2,000
GRANTOR: HERLONG NANCY LEE						
GRANTEE: CARTER GEORGE W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N18 W16 FSP=[YR=1993] W11 S18
FST=[YR=1993] W14 S8 FGR=[YR=1993] S20 E14 FOP=[YR=1993] E20
N4 W20 S4$ N20 W14$ E14 N8$ E11 N18$S18W11S24E20S4E26N28$
PTR= E20 UST=[YR=1993] E10 S10 W10 N10$ W20$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0006	RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS