



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

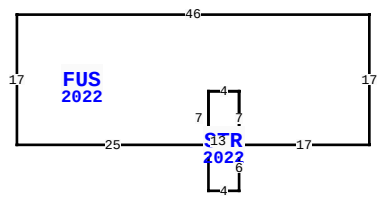
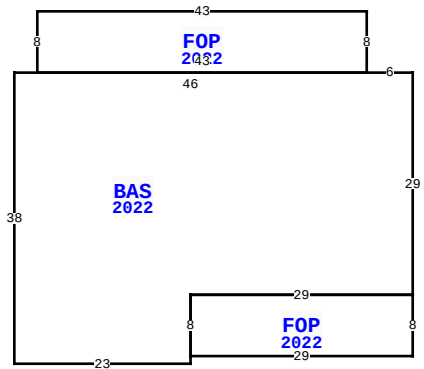
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100	2022	1,715	256,838
FOP	232	30	2022	70	10,483
FOP	344	30	2022	103	15,425
FUS	754	100	2022	754	112,918
STR	52	10	2022	5	749
TOTALS	3,097			2,647	396,413

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0681	POLE SHED	0 100	60	40	2,400.00	SF	15.00	15.00
2	0681	POLE SHED	0 100	40	30	1,200.00	SF	15.00	15.00
3	0510	GARAGE WD-	0 100	30	16	480.00	SF	35.00	35.00
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,647	109.3824	152.04	402,450	2022	2022	0	0	0	1.50	98.50	
3 SNGL FAM			100% - 2020	Heated Area: 2469				HX Base Yr 2020					



44269 DUSTY RD, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

05/08/2026 MLU
01/17/2025 KBA

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								STANDARD	
TOTAL MARKET OB/XF VALUE								396,413	
TOTAL LAND VALUE - MARKET								21,873	
TOTAL MARKET VALUE								190,000	
SOH/AGL Deduction								440,616	
ASSESSED VALUE								42,409	
TOTAL EXEMPTION VALUE								398,207	
BASE TAXABLE VALUE								51,411	
TOTAL JUST VALUE								346,796	
NCON VALUE								608,286	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								621,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010465	DEMOLITION	0	08/10/2021
21008491	NEW CONSTR	326,352	06/28/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2427/1909	1/23/2021	QC	U	I	11	100			
GRANTOR:HOLLOWAY LIVING TRUST									
GRANTEE:HOLLOWAY DUSTIN RAY									
2305/0205	9/19/2019	QC	U	I	11	100			
GRANTOR:HOLLOWAY CECIL R JR &									
GRANTEE:HOLLOWAY DUSTIN RAY									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W6 FOP=[YR=2022] N8 W43 S8 E43\$ W46 S38 E23 N1									
FOP=[YR=2022] E29 N8 W29 S8\$ N8 E29 N29\$ PTR=E20									
FUS=[YR=2022] E46 S17 W17 STR=[YR=2022] S6 W4 N13 E4 S7\$ N7									
W4 S7 W25 N17\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00