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

2026

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

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

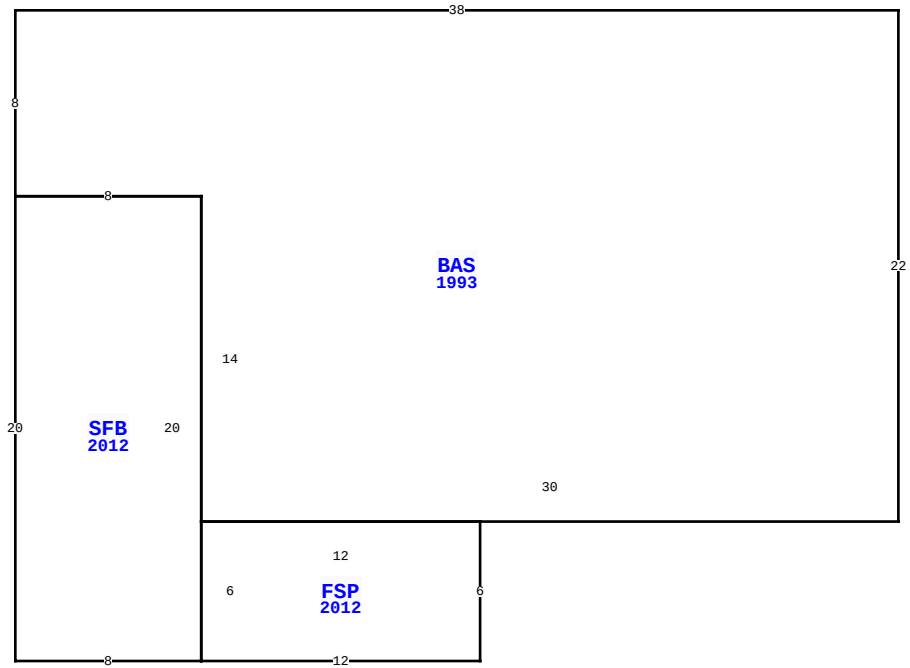
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	724	100	1993	724	53,833
FSP	72	40	2012	29	2,156
SFB	160	80	2012	128	9,517
TOTALS	956			881	65,507

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	94.12	82,920	1958	1970	0	0	0	21.00	79.00

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



54056 PARKS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	65,507
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	86,507
SOH/AGL Deduction	7,095
ASSESSED VALUE	79,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,412
TOTAL JUST VALUE	86,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,486

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	0.42	AC		1.00	1.00	1.00	50,000.00	50,000.00	21,000							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 0.42 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 07/09/2026 BY SYS