PT OF F P SANCHEZ GRANT
IN OR 1560/804
(EX OR 1/118)

KIBLER WHITNEY & TIRRELL
PO BOX 2133
CALLAHAN, FL 32011

2026

51-2N-25-0000-0039-0000

BUILDING CHARACTERISTICS

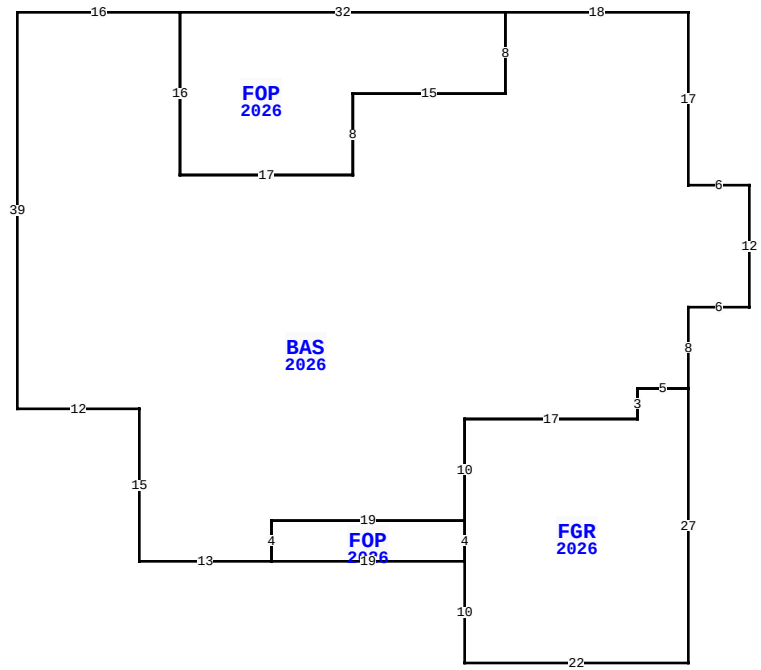
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,665	100	2026	2,665	409,024
FGR	543	55	2026	299	45,891
FOP	76	30	2026	23	3,530
FOP	392	30	2026	118	18,111
TOTALS	3,676			3,105	476,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,105	110.4138	153.48	476,555	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2665 HX Base Yr 2026



45181 HOLLOWAY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		476,555
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		540,555
SOH/AGL Deduction		0
ASSESSED VALUE		540,555
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		489,144
TOTAL JUST VALUE		540,555
NCON VALUE		476,555
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,000

1/2023KW: USED 1/2021 AERIAL TO FC/PDATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2611/1950	12/05/2022	WD	U	V	37	40,000
GRANTOR: HARRIS FRANK L TRUST						
GRANTEE: KIBLER WHITNEY & TI						
1560/0804	4/09/2008	WD	Q	V	01	100
GRANTOR: HARRIS FRANK L						
GRANTEE: HARRIS FRANK L TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E16 S16 E17 N8 E15 N8 E18 S17 E6 S12 W6 S8 W5 S3 W17 S10 W19 S4 W13 N15 W12 N39 $
FGR=[YR=2026;ORIG=54,50] E17 N3 E5 S27 W22 N10 N4 N10 $
FOP=[YR=2026;ORIG=26,26] E17 N8 E15 N8 W32 S16 $
FOP=[YR=2026;ORIG=35,60] E19 S4 W19 N4 $
.

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	100		RL	0.00	0.00	2.00	AC		1.00	1.00	0.80	40,000.00	32,000.00	64,000							

REVIEW DATE 01/07/2026 BY TW Total Acres: 2.00 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 07/09/2026 BY SYS