

N'LY 787.27 FT OF E'LY 495.06
FT OF SE1/4 OF SW1/4
IN OR 803 PG 1249

JONES GREGORY S & WILLENE R
45219 PATRIOT PLACE
CALLAHAN, FL 32011

2023

16-2N-25-0000-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

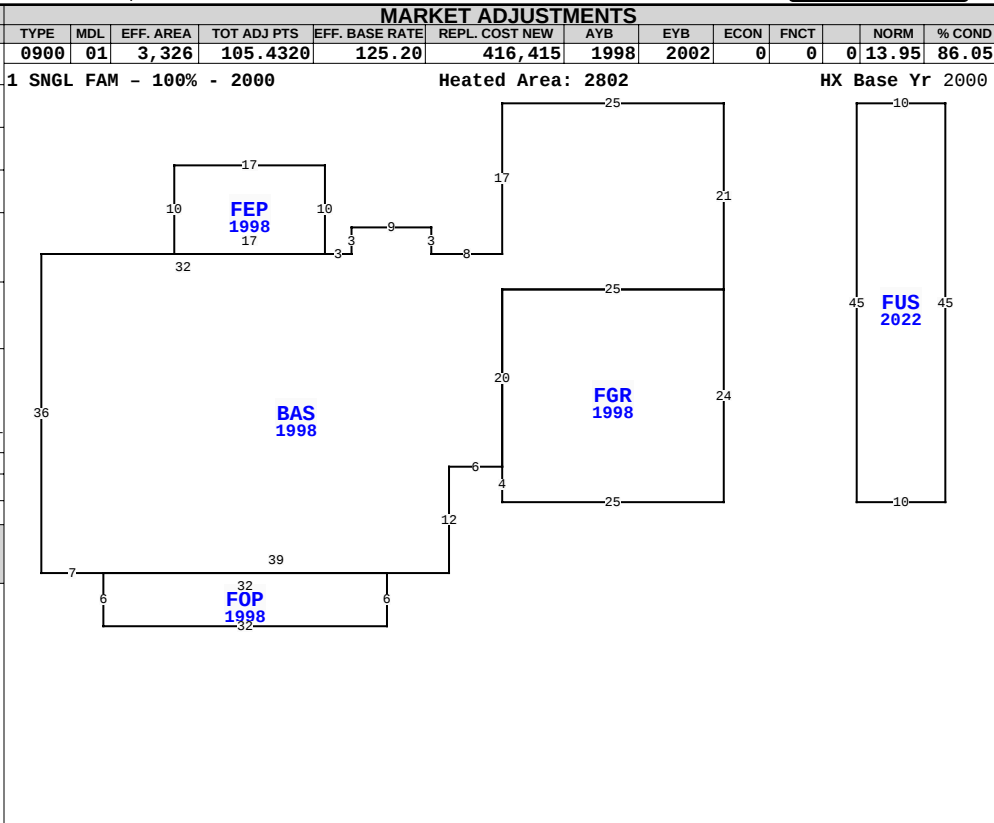
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	2,352	253,391
FEP	170	80	136	14,652
FGR	600	55	330	35,552
FOP	192	30	58	6,249
FUS	450	100	450	48,481

TOTALS	3,764		3,326	358,325
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	409.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0825	BRICK	0 100	6	80	480.00	SF	3.75	3.75
4	0825	BRICK	0 100	55	4	220.00	SF	3.75	3.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	8.95

REVIEW DATE	01/11/2023	BY	KW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0 100	0	0	409.00	SF	6.50	6.50	100	1998	1998	3	77	2,047	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905	
3	0825	BRICK	0 100	6	80	480.00	SF	3.75	3.75	100	1999	1999	3	94	1,692	
4	0825	BRICK	0 100	55	4	220.00	SF	3.75	3.75	100	2010	2010	3	98	809	

TOTAL OB/XF										7,453						
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
1	000115	C	SFR ACRES	100			0.00	0.00	8.95	AC		1.00	1.00	1.00	16,000.00	16,000.00

Total Acres:	8.95	Total Land Value:	143,200	Market:	0	Agricultural:	0	Common:	143,200
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NASSAU COUNTY PROPERTY				PAGE 1 of 3	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				405,833	
TOTAL MARKET OB/XF VALUE				7,453	
TOTAL LAND VALUE - MARKET				143,200	
TOTAL MARKET VALUE				556,486	
SOH/AGL Deduction				258,702	
ASSESSED VALUE				297,784	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				247,784	
TOTAL JUST VALUE				556,486	
NCON VALUE				71,135	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				413,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012777	GARAGE	42,247	08/19/2022
B21714	GARAGE	26,796	07/01/2008
E21069	ELEC OTHER	1,000	07/01/2008
R11423	REPAIR/RRF	980	07/01/2008
B98	NEW CONSTR	112,000	04/01/1998
M972710	H/AC	0	12/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0803/1249	8/19/1997	WD	U	V	01	100
GRANTOR: JONES LOUELLA						
GRANTEE: JONES GREGORY & WIL						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=1998] W25 S17 W8 N3 W9 S3 W3 FEP=[YR=1998] N10 W17 S10 E17 \$ W32 S36 E7 FOP=[YR=1998] S6 E32 N6 W32 \$ E39 N12 E6 FGR=[YR=1998] S4 E25 N24 W25 S20 \$ N20 E25 N21 \$ PTR= E15 FUS=[YR=2022] E10 S45 W10 N45\$ W15\$.						

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