LOT 5 (EX PWR LINE ESMT)
ELIZA JONES ESTATE OR 148/454

JORDAN OTIS M & SHIRLEY A
P O BOX 1604
CALLAHAN, FL 32011

2023

17-2N-25-0000-0011-0050

BUILDING CHARACTERISTICS

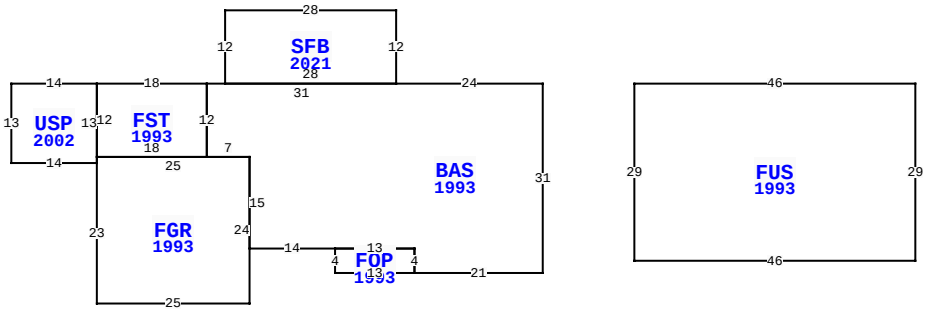
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	140,564
FGR	600	55	330	31,685
FOP	52	30	16	1,537
FST	216	55	119	11,426
FUS	1,334	100	1,334	128,082
SFB	336	80	269	25,828
USP	182	30	55	5,281
TOTALS	4,184		3,587	344,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,587	95.4000	113.29	406,371	1983	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 0 Heated Area: 3067 HX Base Yr



45248 PRECIOUS PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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		344,399
TOTAL MARKET OB/XF VALUE		33,124
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		467,523
SOH/AGL Deduction		228,916
ASSESSED VALUE		238,607
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,607
TOTAL JUST VALUE		467,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0233/0497	2/01/1977	WD	U	V		3,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 SFB=[YR=2021] N12 W28 S12 E28 $ W31
FST=[YR=1993] W18 USP=[YR=2002] W14 S13 E14 FGR=[YR=1993]
S23 E25 N24 W25 S1 $ N13 $ S12 E18 N12 $ S12 E7 S15 E14
FOP=[YR=1993] S4 E13 N4 W13 $ E13 S4 E21 N31 $ PTR= E15
FUS=[YR=1993] E46 S29 W46 N29 $ W15 $.

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
1	0511	GARAGE CB-	0	100	32	24	768.00	SF	40.00	40.00	100	1988	1988	3	57	17,510	
2	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00	30.00	100	1988	1988	3	20	1,170	
3	0812	CONCRETE C	0	100	0	0	8,394.00	SF	2.80	2.80	100	1988	1988	3	57	13,397	
4	1127	BRICK 8"	0	100	28	4	112.00	SF	11.00	11.00	100	1988	1988	3	85	1,047	

LAND DESCRIPTION

TOTAL OB/XF 33,124

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	90,000							

REVIEW DATE 01/24/2022 BY KBA Total Acres: 5.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS