PT OF LOT 3 IN OR 867/1401
ELIZA JONES ESTATE OR 148/454

GREEN EDWARD H
45157 PRECIOUS PLACE
CALLAHAN, FL 32011

2023

17-2N-25-0000-0011-0150

BUILDING CHARACTERISTICS

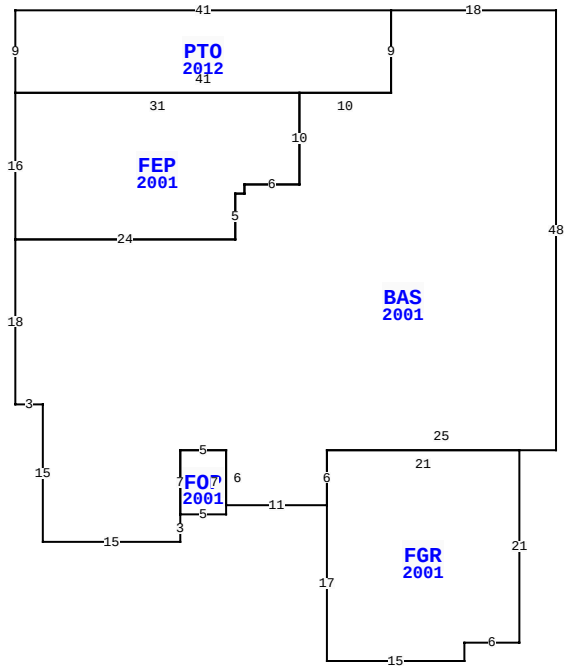
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,209	100	2,209	210,526
FEP	455	80	364	34,691
FGR	471	55	259	24,684
FOP	35	30	10	953
PTO	369	5	18	1,715
TOTALS	3,539		2,860	272,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,860	95.2596	113.12	323,523	2001	2001	0	0	0	15.75	84.25

2 SNGL FAM – 100% - 2002 Heated Area: 2209 HX Base Yr 2002



45157 PRECIOUS PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		272,568
TOTAL MARKET OB/XF VALUE		18,404
TOTAL LAND VALUE - MARKET		43,750
TOTAL MARKET VALUE		334,722
SOH/AGL Deduction		172,453
ASSESSED VALUE		162,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,269
TOTAL JUST VALUE		334,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13040	RE-ROOF	10,000	08/01/2012
B006747	NEW CONSTR	102,666	03/01/2000
B941303	ADDITION	1,800	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2344/1549	3/06/2020	QC	U	I	11	100
GRANTOR: GREEN MILDRED I						
GRANTEE: GREEN EDWARD H						
0867/1419	2/11/1999	QC	U	I	01	100
GRANTOR: JACKSON LEONARD						
GRANTEE: GREEN MILDRED I & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 PTO=[YR=2012] W41 S9 FEP=[YR=2001] S16 E24 N5 E1 N1 E6 N10 W31$ E41 N9$ S9 W10 S10 W6 S1 W1 S5 W24 S18 E3 S15 E15N3 FOP=[YR=2001] E5 N7 W5 S7$ N7 E5 S6 E11 FGR=[YR=2001] S17 E15 N2 E6 N21 W21 S6$ N6 E25 N48$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	962.00	SF	5.20	5.20	100	2000	2000	3	80	4,002	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
4	0812	CONCRETE C	0	100	0	0	3,212.00	SF	4.00	4.00	100	2003	2003	3	84	10,792	

LAND DESCRIPTION

TOTAL OB/XF 18,404

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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							

REVIEW DATE 01/24/2022 BY KBA Total Acres: 1.25 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 08/02/2023 BY SYS