IN OR 2152/1458
ESMT IN OR 411/704
ESMT IN OR 2651-1788

MELTON IVORY R JR
PO BOX 447
CALLAHAN, FL 32011-0447

2023

19-2N-25-0000-0016-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
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

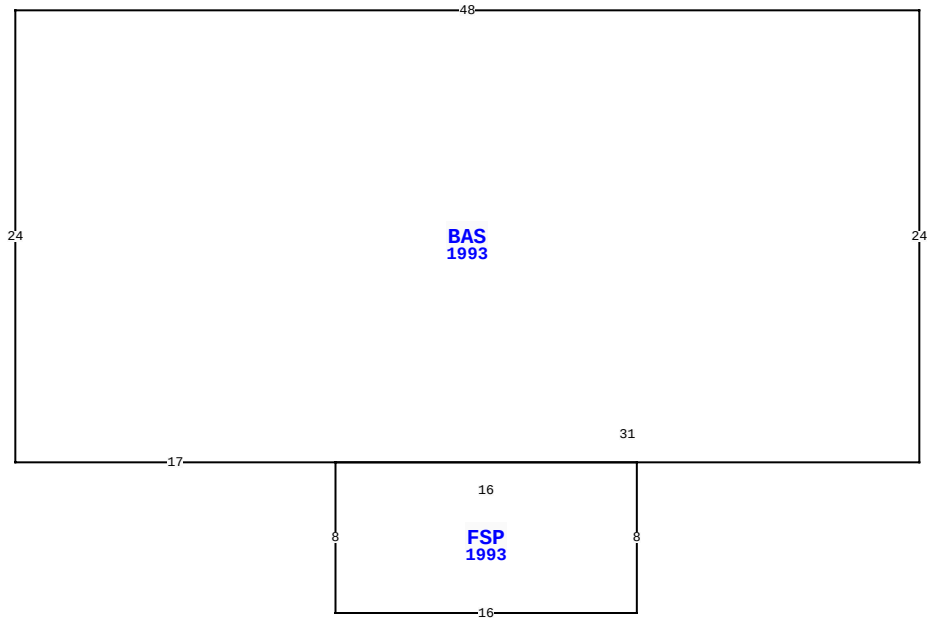
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	60,810
FSP	128	40	51	2,692
TOTALS	1,280		1,203	63,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,203	94.3400	85.14	102,423	1983	1983	0	0	0	38.00	62.00

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



45094 HILL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	63,502
TOTAL MARKET OB/XF VALUE	5,319
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	103,821
SOH/AGL Deduction	16,122
ASSESSED VALUE	87,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,699
TOTAL JUST VALUE	103,821
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007532	GARAGE	11,550	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2152/1458	10/19/2017	QC	U	I	11	100
GRANTOR: MELTON IVORY R SR &						
GRANTEE: MELTON IVORY R JR						
1097/1553	12/02/2002	QC	U	I	01	100
GRANTOR: MELTON IVORY R JR						
GRANTEE: MELTON IVORY R SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E17 FSP=[YR=1993] S8 E16 N8 W16$ E31 N24$.

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	0351	CARPORT MT	0	0	21	20	420.00	SF	7.50	7.50	100	1990	1990	3	20	630	
2	0510	GARAGE WD-	0	0	22	21	462.00	SF	35.00	35.00	100	2000	2000	3	29	4,689	

LAND DESCRIPTION

TOTAL OB/XF 5,319

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	SFR	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/10/2018 BY KBX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS