PT GOVT LOT 1 OF SEC 19-2N-25E
IN OR 1735/88

MITCHELL ARCHIE ANTHONY
PO BOX 955
CALLAHAN, FL 32011-0955

2023

19-2N-25-0000-0017-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	04	SINGLE SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

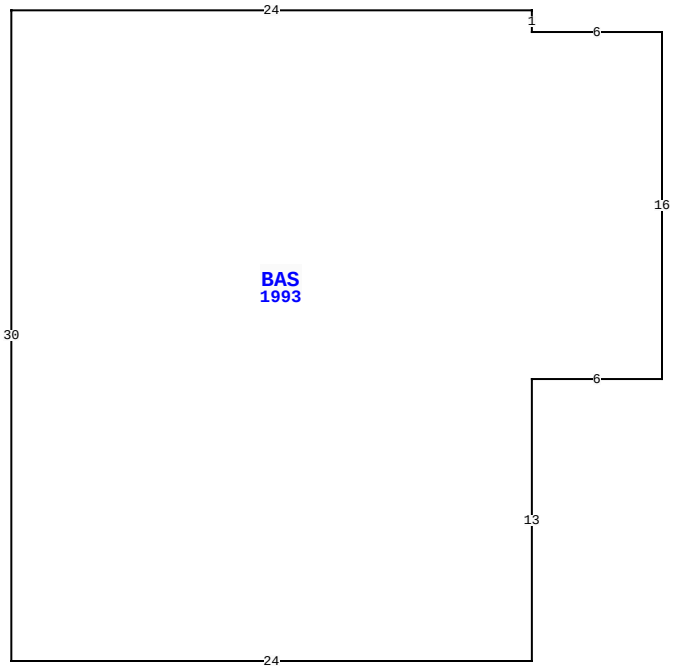
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	33,804
TOTALS	816		816	33,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	816	83.0775	74.98	61,184	1960	1960	0	0	0	44.75	55.25

1 SINGLE FAM – 0% - 0 Heated Area: 816 HX Base Yr



45063 ELMWOOD LN, 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	69,065
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	88,550
TOTAL MARKET VALUE	157,615
SOH/AGL Deduction	36,598
ASSESSED VALUE	121,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,017
TOTAL JUST VALUE	157,615
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7474	CHNGE SRVC	0	06/10/1991
5954	CHNGE SRVC	0	05/30/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1735/0088	4/09/2009	QC	U	I	11	100

GRANTOR: SMITH VERNIA MAE

GRANTEE: MITCHELL ARCHIE ANT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N1 W24 S30 E24 N13 E6 N16 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0005	OR	0.00	0.00	2.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	88,550							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 2.53 Total Land Value: 88,550 Market: 0 Agricultural: 0 Common: 88,550 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

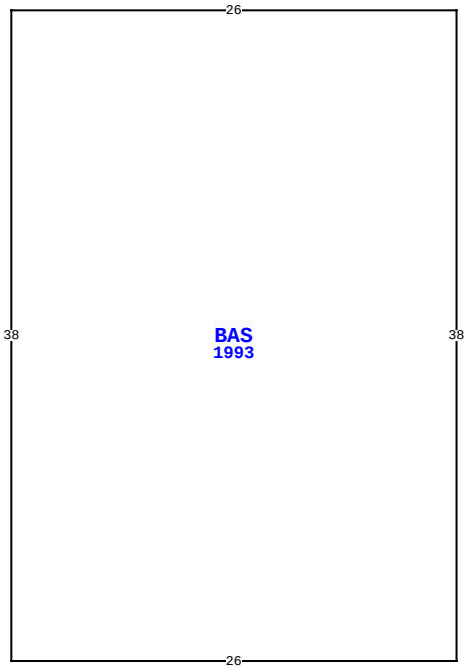
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	988	35,261
TOTALS	988		988	35,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	988	76.7880	69.30	68,468	1960	1965	0	0	0	48.50	51.50

2 SINGLE FAM – 0% - 0 Heated Area: 988 HX Base Yr



45063 ELMWOOD LN, CALLAHAN

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GRANTOR: SMITH VERNIA MAE

GRANTEE: MITCHELL ARCHIE ANT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S38 E26 N38 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/03/2019 BY TWA Total Acres: 2.53 Total Land Value: 88,550 Market: 0 Agricultural: 0 Common: 88,550 PRINTED 08/02/2023 BY SYS