IN OR 1664/1823

WAY RONNIE L EST
PO BOX 387
CALLAHAN, FL 32011-0387

2023

19-2N-25-0000-0017-0030

BUILDING CHARACTERISTICS

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

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

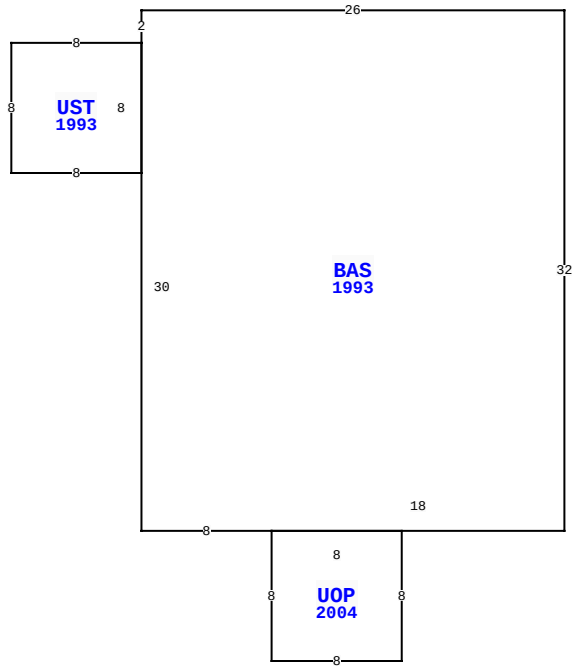
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	31,200
UOP	64	20	13	488
UST	64	45	29	1,088
TOTALS	960		874	32,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	874	83.1060	75.00	65,550	1962	1962	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 832 HX Base Yr



45063 ELMWOOD RD, 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	32,775
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,500
TOTAL MARKET VALUE	57,275
SOH/AGL Deduction	9,658
ASSESSED VALUE	47,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,617
TOTAL JUST VALUE	57,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/1823	11/03/2009	QC	U	I	11	100
GRANTOR: MELTON MISSOURI B						
GRANTEE: WAY RONNIE L						
0192/0329	4/08/1975	QC	U	I	01	100
GRANTOR: HOLLAND VERNIA MAE						
GRANTEE: MELTON MISSOURI B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S2 UST=[YR=1993] W8 S8 E8 N8$ S30 E8
UOP=[YR=2004] S8 E8 N8 W8 $ E18 N32 $.

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	000100	C	SFR	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	0.70	35,000.00	24,500.00	24,500							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.00 Total Land Value: 24,500 Market: 0 Agricultural: 0 Common: 24,500 PRINTED 08/02/2023 BY SYS