IN OR 672 PG 1834

ROBERTS ALICE
PO BOX 316
CALLAHAN, FL 32011-0316

2023

19-2N-25-0000-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	03	Quality Level 03

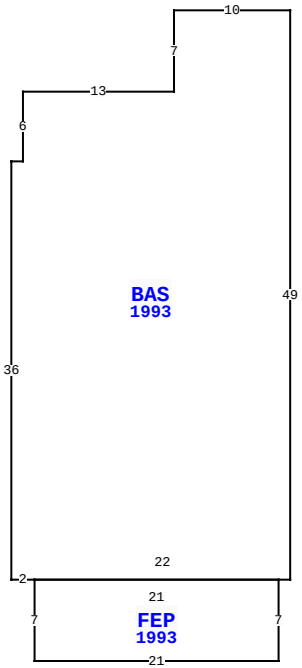
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	1,072	68,117
FEP	147	80	118	7,498
TOTALS	1,219		1,190	75,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	105.6820	95.38	113,502	1954	1958	0	0	0	33.38	66.62

1 SINGLE FAM – 100% - 0 Heated Area: 1072 HX Base Yr



45179 ROBERTS RD, 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		75,615
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,600
TOTAL MARKET VALUE		116,215
SOH/AGL Deduction		75,125
ASSESSED VALUE		41,090
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,090
TOTAL JUST VALUE		116,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0672/1834	12/31/1992	QC	U	I	01	100
GRANTOR: ROBERT JAMES & ETAL						
GRANTEE: ROBERTS ALICE						
0342/0337	8/01/1981	FS	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 S7 W13 S6 W1 S36 E2 FEP=[YR=1993] S7 E21 N7 W21 $ E22 N49 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,600							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.16 Total Land Value: 40,600 Market: 0 Agricultural: 0 Common: 40,600 PRINTED 08/02/2023 BY SYS