PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 1742/1509
& OR 1877/1521

ADAMS THOMAS
45110 ARLINE ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0039-0000

BUILDING CHARACTERISTICS

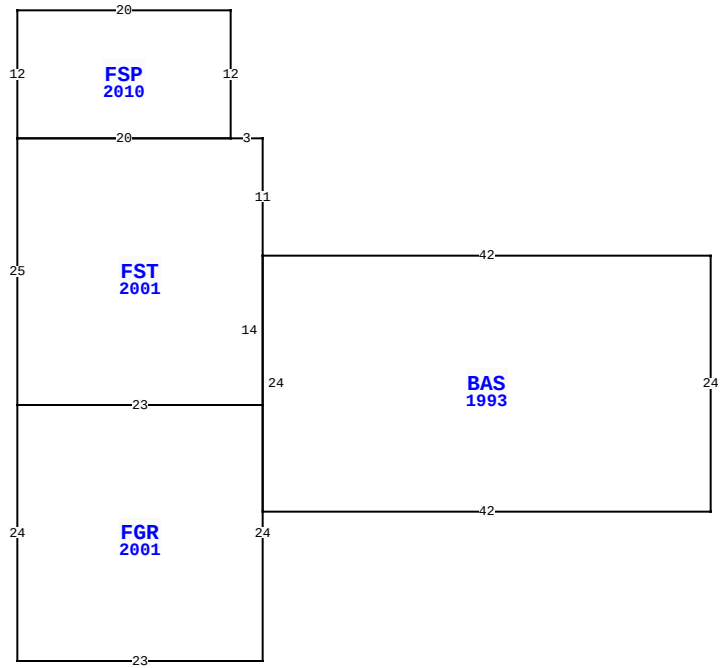
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,008	100	1,008	80,346
FGR	552	55	304	24,231
FSP	240	40	96	7,652
FST	575	55	316	25,188
TOTALS	2,375		1,724	137,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	115.6000	104.33	179,865	1969	1990	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 2015 Heated Area: 1008 HX Base Yr 2015



45110 ARLINE 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		137,417
TOTAL MARKET OB/XF VALUE		4,227
TOTAL LAND VALUE - MARKET		26,775
TOTAL MARKET VALUE		168,419
SOH/AGL Deduction		70,157
ASSESSED VALUE		98,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,262
TOTAL JUST VALUE		168,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007302	GARAGE	35,000	07/01/2000
7619	H/AC	3,315	08/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/1521	9/03/2013	QC	U	I	11	1,000
GRANTOR: LAWRENCE EDDIE L						
GRANTEE: ADAMS THOMAS						
1742/1509	6/02/2011	FJ	U	I	18	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: ADAMS THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FST=[YR=2001] N11 W3 FSP=[YR=2010] N12 W20 S12 E20$ W20 S25 FGR=[YR=2001] S24 E23 N24 W23$ E23 N14$ S24 E42 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	0811	CONCRETE B	0	100	0	0	1,016.00	SF	5.20	5.20	100	2000	2000	3	80	4,227	

LAND DESCRIPTION

TOTAL OB/XF 4,227

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	100		OR	0.00	0.00	0.51	AC		1.00	1.00	1.50	35,000.00	52,500.00	26,775							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.51 Total Land Value: 26,775 Market: 0 Agricultural: 0 Common: 26,775 PRINTED 08/02/2023 BY SYS