IN OR 1111/1963
EX R/W OR 677/246

MORGAN EDMOND STANLEY
45119 MORGAN CIR
CALLAHAN, FL 32011

2023

19-2N-25-0000-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 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	02	Quality Level 02

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

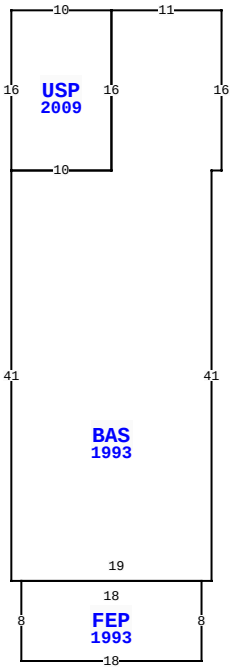
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	31,664
FEP	144	80	115	3,656
USP	160	30	48	1,526
TOTALS	1,300		1,159	36,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	68.4000	61.73	71,545	1940	1940	0	0	0	48.50	51.50

1 SINGLE FAM – 0% - 0 Heated Area: 996 HX Base Yr



45119 MORGAN CIR, 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	36,846
TOTAL MARKET OB/XF VALUE	176
TOTAL LAND VALUE - MARKET	55,930
TOTAL MARKET VALUE	92,952
SOH/AGL Deduction	17,028
ASSESSED VALUE	75,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,924
TOTAL JUST VALUE	92,952
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9348	REMODEL	8,849	02/01/2002
B00	REMODEL	11,935	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1111/1963	2/05/2003	QC	U	I	06	100
GRANTOR: JUDSON OPHELIA M L/E						
GRANTEE: MORGAN EDMOND STANL						
0620/0391	2/27/1990	QC	U	I	07	100
GRANTOR: JUDSON OPHELIA M L/E						
GRANTEE: MORGAN EDMOND STANL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 USP=[YR=2009] W10 S16 E10 N16$ S16 W10 S41 E1 FEP=[YR=1993] S8 E18 N8 W18$ E19 N41 E1 N16$.

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
5	0680	POLE SHED	0	0	20	22	440.00	SF	2.00	2.00	100	1950	1950	3	20	176	

LAND DESCRIPTION

TOTAL OB/XF 176

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	0		OR	0.00	0.00	1.88	AC		1.00	1.00	0.85	35,000.00	29,750.00	55,930							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.88 Total Land Value: 55,930 Market: 0 Agricultural: 0 Common: 55,930 PRINTED 08/02/2023 BY SYS