

LOT 24
IN OR 1289/319
ESMT OR 1529/1785

WILLIAMSON JAMES
45075 ROBERTS ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0056-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6													
Exterior Wall	15	CONC BLOCK 100	0100	01	4,128	84.3920	76.16	314,388	1960	1995	0	0	13.50	86.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 3943 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 6		Tax Dist:									
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		271,946									
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE		35,060									
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET		9,450									
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		316,456									
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		31,714									
Bedrooms	7	100															ASSESSED VALUE		284,742									
Bathrooms	2	100															TOTAL EXEMPTION VALUE		0									
Frame	03	MASONRY 100															BASE TAXABLE VALUE		284,742									
Stories	2.	2. 100															TOTAL JUST VALUE		316,456									
Units	0	100	NCON VALUE		0																							
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE		261,183																							
PERMIT NUM DESCRIPTION AMT ISSUED																												
B20708 SWIM POOL 17,000 10/01/2007																												
M961838 H/AC 0 09/01/1996																												
B1715 ADDITION 56,000 02/28/1995																												
SALES DATA																												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																				
1289/0319		1/19/2005		WD	Q	I		190,000																				
GRANTOR: BAILEY ALMA E																												
GRANTEE: WILLIAMSON JAMES																												
0876/0484		3/26/1999		QC	U	I	07	100																				
GRANTOR: ELEBY DAVID & MOZELLE																												
GRANTEE: BAILEY ALMA E																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
USP=[YR=2019] W12 USP=[YR=2007] N1 W16 BAS=[YR=1993] W39 BAS=[YR=1995] W41 S40 E13 FOP=[YR=1996] S12 E16 N12 W16\$ E28 N40\$ S17 E39 N17\$ S16 E16 N15\$ S14 E12 N14\$ PTR=N10 W39 FUS=[YR=1995] N40 W41 S40 E41\$ S10 E39\$.																												
TOTALS 4,559 4,128 271,946																												
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													
1	0812	CONCRETE C	0 0	0 0	1,989.00	SF	4.00	4.00	100	1996	1996	3	73	5,808														
2	0810	CONCRETE A	0 0	0 0	289.00	SF	6.50	6.50	100	2005	2005	3	87	1,634														
3	0811	CONCRETE B	0 0	0 0	576.00	SF	5.20	5.20	100	2007	2007	3	89	2,666														
4	0861	POOL GUNIT	0 0	30 13	390.00	SF	85.00	85.00	100	2008	2008	3	56	18,564														
5	0855	CONC PAVER	0 0	0 0	500.00	SF	10.00	10.00	100	2008	2008	3	90	4,500														
6	0462	ST/AL FNC	0 0	34 0	170.00	SF	10.00	10.00	100	2008	2008	3	56	952														
7	1076	TRELLIS A	0 0	0 0	160.00	SF	7.50	7.50	100	2014	2014	3	78	936														
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	0.00	0.00	0.27	AC		1.00	1.00	1.00	35,000.00	35,000.00	9,450											
REVIEW DATE 05/18/2022 BY TWA																												
Total Acres: 0.27 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450 PRINTED 08/02/2023 BY SYS																												