

LOTS 33,34,35 & PT OF E1/2
OF NW1/4 OF SE1/4 OF
SEC 19-2N-25E IN OR 635/588 &

ALDERMAN MILTON & HILDA B
45151 JOHNSON ROAD
CALLAHAN, FL 32011

2023

19-2N-25-0000-0069-0000



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	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

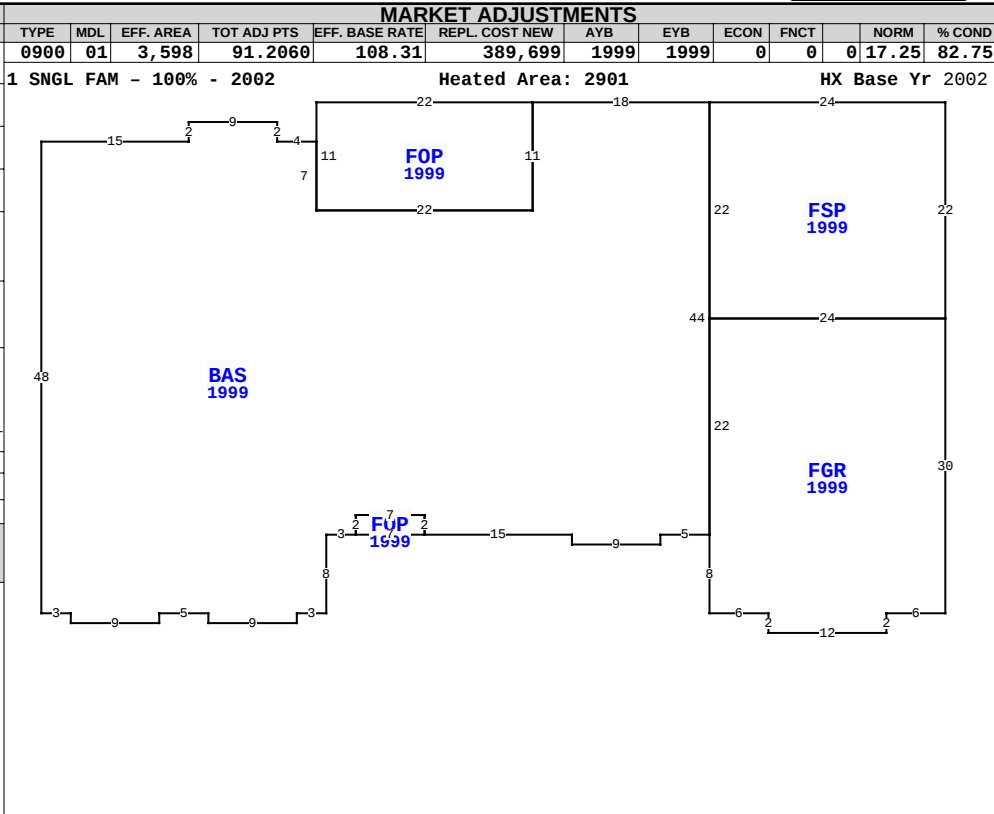
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,901	100	2,901	260,006
FGR	744	55	409	36,657
FOP	14	30	4	358
FOP	242	30	73	6,543
FSP	528	40	211	18,911

TOTALS	4,429		3,598	322,476
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	4,315.00	SF	4.00
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00
4	0810	CONCRETE A	0	100	12	26	312.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RM	0.00	0.00	1.93

REVIEW DATE	08/17/2018	BY	KB
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45151 JOHNSON RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0812	CONCRETE C	0	100	0	0	4,315.00	SF	4.00	4.00	100	1999	1999	3	79	13,635	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2005	2005	3	27	2,333	
4	0810	CONCRETE A	0	100	12	26	312.00	SF	6.50	6.50	100	2005	2005	3	87	1,764	

TOTAL OB/XF											20,672		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
	RM	0.00	0.00	1.93	AC		1.00	1.00	1.00	35,000.00	35,000.00		

Total Acres: 1.93	Total Land Value: 67,550	Market: 0	Agricultural: 0	Common: 67,550
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
VALUATION SUMMARY										STANDARD	

VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		322,476
TOTAL MARKET OB/XF VALUE		20,672
TOTAL LAND VALUE - MARKET		67,550
TOTAL MARKET VALUE		410,698
SOH/AGL Deduction		211,595
ASSESSED VALUE		199,103
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,103
TOTAL JUST VALUE		410,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0635/0588	9/04/1991	WD	U	V	09	15,000			
GRANTOR: JACKSON ALBERT JR									
GRANTEE: ALDERMAN MILTON & H									
0092/0067	5/15/1969	FJ	U	I	03	100			
GRANTOR: CERTIAN LANDS IN NASS									
GRANTEE: NASSAU COUNTY FLORI									

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1999] W24 BAS=[YR=1999] W18 FOP=[YR=1999] W22 S11 E22 N11 \$ S11 W22 N7 W4 N2 W9 S2 W15 S48 E3 S1 E9 N1 E5 S1 E9 N1 E3 N8 E3 FOP=[YR=1999] E7 N2 W7 S2 \$ N2 E7 S2 E15 S1 E9 N1 E5 FGR=[YR=1999] S8 E6 S2 E12 N2 E6 N30 W24 S22 \$ N44 \$ S22 E24 N22 \$.									