IN OR 701/1876
EX FPL R/W OR 281/534

JONES JOSHUA/WASHINGTON ELISE ET AL
6805 CHAMPLAIN ROAD
JACKSONVILLE, FL 32208

2023

19-2N-25-0000-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45109 WHITFIELD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,834
TOTAL LAND VALUE - MARKET	19,250
TOTAL MARKET VALUE	31,084
SOH/AGL Deduction	6,102
ASSESSED VALUE	24,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,982
TOTAL JUST VALUE	31,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94418	MH MOVE-ON	38,400	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0318	2/22/2023	FJ	U	V	11	0
GRANTOR: SWAILS GUSSIE EST						
GRANTEE: JONES JOSHUA & ELIS						
0701/1876	4/07/1994	WD	Q	V		5,000
GRANTOR: JONES FRANKIE I						
GRANTEE: SWAILS GUSSIE						

BUILDING NOTES

BUILDING DIMENSIONS

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	0812	CONCRETE C	0	0	0	0	1,708.00	SF	4.00	4.00	100	1994	1994	3	70	4,782	
2	0940	SHEDS/PORT	0	0	8	8	64.00	SF	18.30	18.30	100	2002	2002	3	21	246	
3	0755	FSP	0	0	24	8	192.00	SF	20.00	20.00	100	2002	2002	3	21	806	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 11,834

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	0.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	19,250							

REVIEW DATE 05/19/2021 BY KBA Total Acres: 0.55 Total Land Value: 19,250 Market: 0 Agricultural: 0 Common: 19,250 PRINTED 08/02/2023 BY SYS