IN OR 52 PG 234

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

2023

19-2N-25-0000-0116-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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	03	Quality Level 03

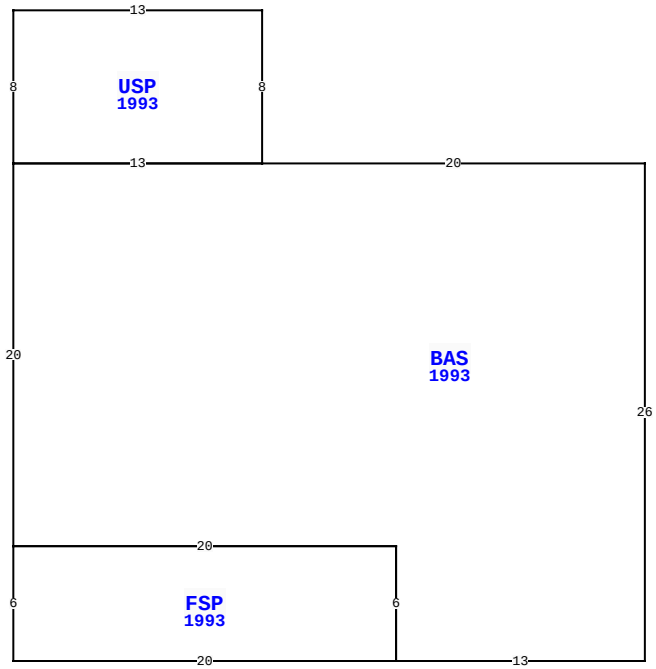
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	738	100	738	48,025
FSP	120	40	48	3,124
USP	104	30	31	2,018
TOTALS	962		817	53,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	817	104.5000	94.31	77,051	1960	1960	0	0	0	31.00	69.00

1 SINGLE FAM – 0% - 0 Heated Area: 738 HX Base Yr



45095 WHITFIELD RD, 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	53,165
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,600
TOTAL MARKET VALUE	72,765
SOH/AGL Deduction	26,451
ASSESSED VALUE	46,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,314
TOTAL JUST VALUE	72,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3110	N/A	1,500	12/04/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/0754	2/22/2023	FJ	U	I	11	0
GRANTOR: SWAILS GUSSIE EST						
GRANTEE: JONES JOSHUA & ELIS						
2621/0318	2/22/2023	FJ	U	I	11	0
GRANTOR: SWAILS GUSSIE EST						
GRANTEE: JONES JOSHUA & ELIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] N8 W13 S8 E13$W13 S20
FSP=[YR=1993] S6 E20 N6 W20$ E20 S6 E13 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	0.56	AC		1.00	1.00	1.00	35,000.00	35,000.00	19,600							

REVIEW DATE 05/31/2018 BY KBX Total Acres: 0.56 Total Land Value: 19,600 Market: 0 Agricultural: 0 Common: 19,600 PRINTED 08/02/2023 BY SYS