LOTS 23,25 & 26 IN OR 1498/545
(EX PT IN OR 739/1995 & EX
UTIL ESMT IN OR 1520/1115)

FEAZELL JOHN & LATISHA
45141 R JONES RD
CALLAHAN, FL 32011

2023

19-2N-25-3020-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

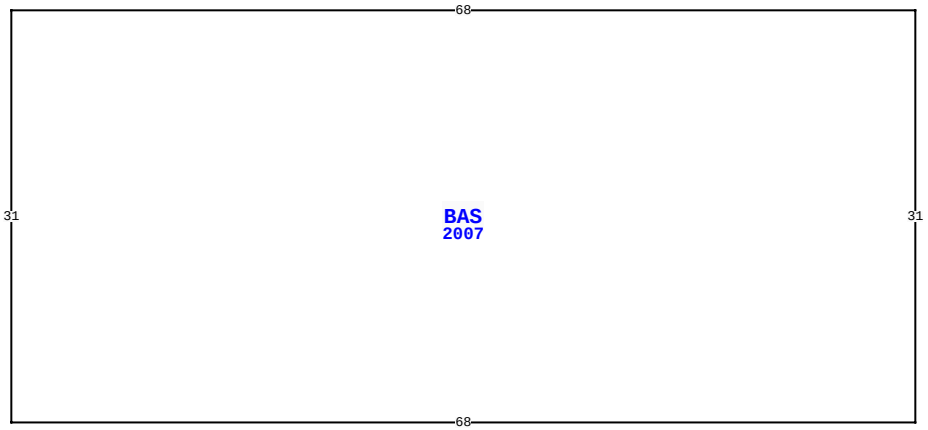
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	108,504
TOTALS	2,108		2,108	108,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	118.6000	83.02	175,006	2007	2007	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2008 Heated Area: 2108 HX Base Yr 2008



45141 R JONES RD, CALLAHAN

BLD DATE	11/01/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,504
TOTAL MARKET OB/XF VALUE		3,220
TOTAL LAND VALUE - MARKET		73,238
TOTAL MARKET VALUE		184,962
SOH/AGL Deduction		78,344
ASSESSED VALUE		106,618
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,618
TOTAL JUST VALUE		184,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4962	CO ISSUED	0	06/01/2007
MH4962	MH MOVE-ON	0	06/01/2007
E19452	ELEC OTHER	0	06/01/2007
M13035	MECH OTHER	0	06/01/2007
P12501	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/0545	5/10/2007	WD	U	V	06	100
GRANTOR: CUSTOM HOMES OF OCALA						
GRANTEE: FEAZELL JOHN & LATI						
1493/0095	4/17/2007	WD	Q	I		32,000
GRANTOR: CUSTOM HOMES OF OCALA						
GRANTEE: FEAZELL JOHN & LATI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W68 S31 E68 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	100	0005	OR	0.00	0.00	2.79	AC		1.00	1.00	0.75	35,000.00	26,250.00	73,238							

REVIEW DATE 07/30/2018 BY KBX Total Acres: 2.79 Total Land Value: 73,238 Market: 0 Agricultural: 0 Common: 73,238 PRINTED 08/02/2023 BY SYS