LOT 20
IN OR 1169/1837
A E EWING SUB 1 PB 3/67

WEISEL AMY R
45111 JONES CEMETERY ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226A-0020-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

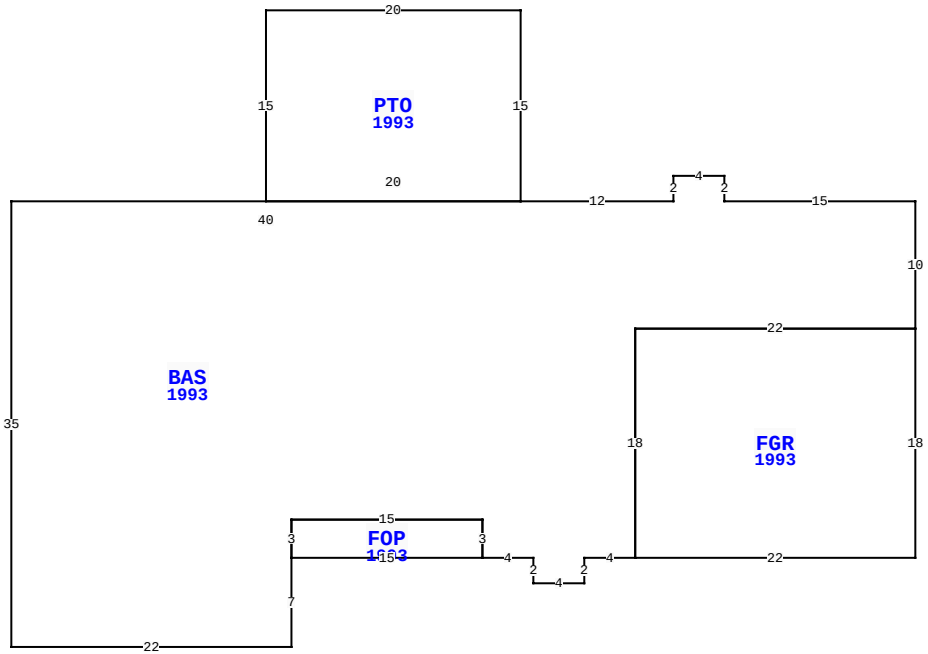
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1,717	123,738
FGR	396	55	218	15,710
FOP	45	30	14	1,009
PTO	300	5	15	1,081
TOTALS	2,458		1,964	141,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,964	106.8200	96.41	189,349	1984	1987	0	0	0	25.25	74.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1717 HX Base Yr 1998



45111 JONES CEMETERY 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		141,538
TOTAL MARKET OB/XF VALUE		5,719
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		167,257
SOH/AGL Deduction		64,587
ASSESSED VALUE		102,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,670
TOTAL JUST VALUE		167,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/1837	9/10/2003	QC	U	I	01	40,000
GRANTOR: WEISEL MARK H & AMY R						
GRANTEE: WEISEL AMY R						
0788/0370	3/24/1997	WD	Q	I		87,800
GRANTOR: LAWS PATRICIA STANCIL						
GRANTEE: WEISEL MARK & AMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N2 W4 S2 W12 PTO=[YR=1993] N15 W20 S15 E20$ W40 S35 E22 N7 FOP=[YR=1993] E15 N3 W15 S3$ N3 E15 S3 E4 S2 E4 N2 E4 FGR=[YR=1993] E22 N18 W22S18$ N18 E22 N10$.

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	1984	1984	3	58	2,030	
3	0810	CONCRETE A	0	100	0	0	497.00	SF	6.50	6.50	100	1984	1984	3	47	1,518	
4	0811	CONCRETE B	0	100	0	0	803.00	SF	5.20	5.20	100	1986	1986	3	52	2,171	

LAND DESCRIPTION

TOTAL OB/XF 5,719

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	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 08/02/2023 BY SYS