LOTS 26 & 27 & PT OF LOTS 24 &
25, LANDS NORTH OF SAID LOTS &
PT OF ABND R/W SOUTH OF SAID

CRAY DALE L
45225 JONES CEMETERY ROAD
CALLAHAN, FL 32011

2023

25-2N-24-226B-0024-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

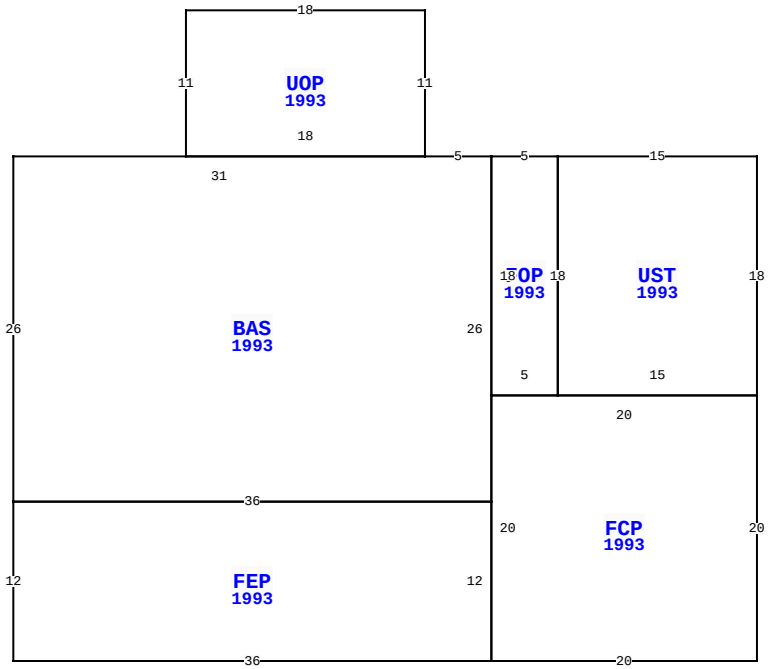
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	74,827
FCP	400	25	100	7,994
FEP	432	80	346	27,660
FOP	90	30	27	2,158
UOP	198	20	40	3,198
UST	270	45	122	9,753
TOTALS	2,326		1,571	125,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	106.0800	95.74	150,408	1984	1989	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2020 Heated Area: 936 HX Base Yr 2020



45225 JONES CEMETERY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		125,591
TOTAL MARKET OB/XF VALUE		9,792
TOTAL LAND VALUE - MARKET		87,000
TOTAL MARKET VALUE		222,383
SOH/AGL Deduction		78,666
ASSESSED VALUE		143,717
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,717
TOTAL JUST VALUE		222,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1362	11/06/2019	QC	U	I	11	110,000

GRANTOR: BURCH DONALD & ROBERT

GRANTEE: CRAY DALE L

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W15 FOP=[YR=1993] W5 BAS=[YR=1993] W5
UOP=[YR=1993] N11 W18 S11 E18$ W31 S26 FEP=[YR=1993] S12 E36
FCP=[YR=1993] E20 N20 W20 S20$ N12 W36$ E36 N26$ S18 E5 N18$
S18 E15 N18$.

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	0680	POLE SHED	0	100	40	24	960.00	SF	10.00	10.00	100	2005	2005	3	44	4,224	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	72	1,440	
3	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1991	1991	3	64	1,664	
4	0300	BOAT DCK W	0	100	0	0	280.00	SF	20.00	20.00	100	2005	2005	3	44	2,464	

LAND DESCRIPTION

TOTAL OB/XF 9,792

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	2.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,000							

REVIEW DATE 06/16/2020 BY TWA Total Acres: 2.90 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 08/02/2023 BY SYS