PT OF LOT 1
IN OR 1238/917
SUB OF SEC 49 PB 2/15

LONG JOHN E
45101 LOURANAH LANE
CALLAHAN, FL 32011

2023

49-2N-25-4100-0001-0099

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

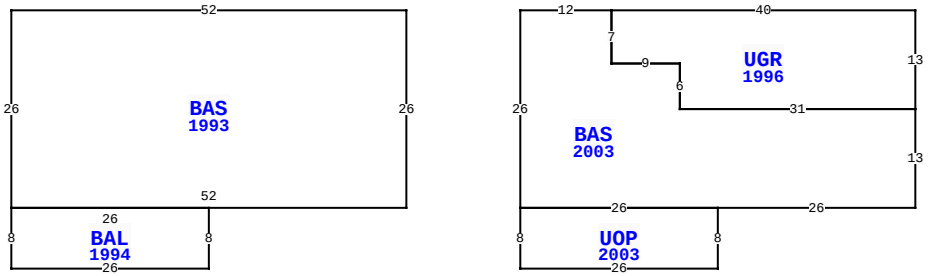
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	208	15	31	2,517
BAS	1,352	100	1,352	109,748
BAS	886	100	886	71,921
UGR	466	45	210	17,047
UOP	208	20	42	3,409
TOTALS	3,120		2,521	204,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,521	105.5040	95.22	240,050	1986	1992	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2005 Heated Area: 2238 HX Base Yr 2005



45101 LOURANAH LN, 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		204,643
TOTAL MARKET OB/XF VALUE		10,809
TOTAL LAND VALUE - MARKET		41,650
TOTAL MARKET VALUE		257,102
SOH/AGL Deduction		111,959
ASSESSED VALUE		145,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,143
TOTAL JUST VALUE		257,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952391	GARAGE	22,984	12/01/1995
P951213	NEW CONSTR	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1238/0917	6/16/2004	WD	Q	I		190,000
GRANTOR: HOWARD JONATHAN W & J						
GRANTEE: LONG JOHN E						
0673/0026	12/31/1992	WD	U	I	05	50,000
GRANTOR: MACDILL FEDERAL MRGE						
GRANTEE: HOWARD JONATHAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S26 BAL=[YR=1994] S8 E26 N8 W26$ E52 N26$ PTR=E15 BAS=[YR=2003] E12 UGR=[YR=1996] E40 S13 W31 N6 W9 N7$ S7 E9 S6 E31 S13 W26 UOP=[YR=2003] S8 W26 N8 E26$ W26 N26$ W15$.

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	0811	CONCRETE B	0	100	0	0	984.00	SF	5.20	5.20	100	1995	1995	3	72	3,684	
2	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
3	0350	CARPORT WD	0	100	23	20	460.00	SF	8.58	8.58	100	2000	2000	3	20	789	
4	0812	CONCRETE C	0	100	0	0	1,743.00	SF	4.00	4.00	100	2003	2003	3	84	5,856	

LAND DESCRIPTION

TOTAL OB/XF 10,809

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	1.19	AC		1.00	1.00	1.00	35,000.00	35,000.00	41,650							

REVIEW DATE 09/17/2018 BY KBA Total Acres: 1.19 Total Land Value: 41,650 Market: 0 Agricultural: 0 Common: 41,650 PRINTED 08/02/2023 BY SYS