IN OR 261 PG 385 &
IN OR 286/58 & OR 319/737
(PAR 3 & 3-3 & 3-4)

BROWN JOHNNY L
45489 JONES WAY
CALLAHAN, FL 32011

2024

16-2N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	04	Quality Level 04

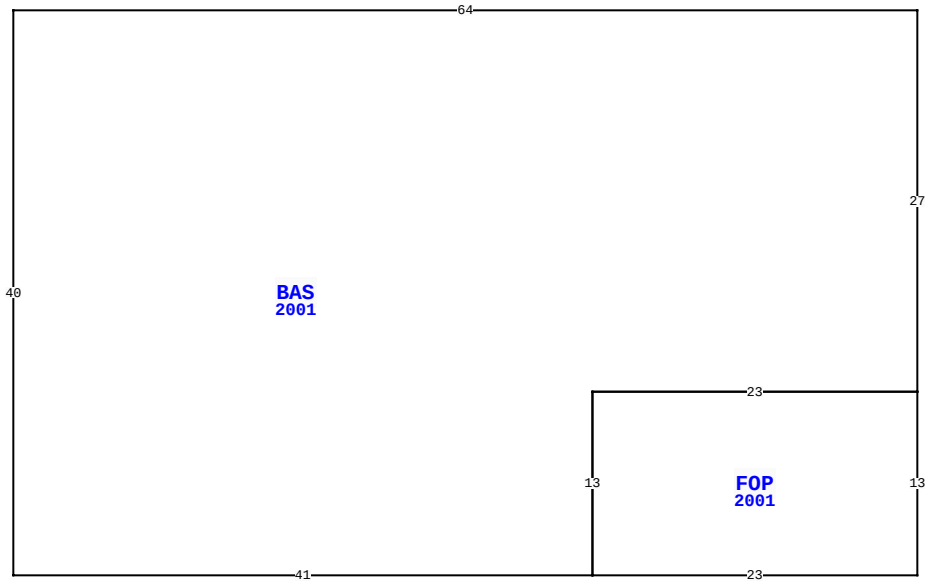
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2,261	83,059
FOP	299	30	90	3,306
TOTALS	2,560		2,351	86,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	111.3200	83.49	196,285	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 0 Heated Area: 2261 HX Base Yr



45489 JONES WAY, 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		86,365
TOTAL MARKET OB/XF VALUE		2,124
TOTAL LAND VALUE - MARKET		104,650
TOTAL MARKET VALUE		193,139
SOH/AGL Deduction		91,398
ASSESSED VALUE		101,741
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		46,741
TOTAL JUST VALUE		193,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,537

MISC STRG 7 PL SHEDS =NV: 10/23KW

TW/MH ID: GAFLX35(A/B)/C)15577HH21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W64 S40 E41 FOP=[YR=2001] E23 N13 W23 S13$N13 E23 N27 $.

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	81	1,620	
2	0681	POLE SHED	0	100	14	12	168.00	SF	15.00	15.00	100	1991	1991	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 2,124

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.99	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,650							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.99 Total Land Value: 104,650 Market: 0 Agricultural: 0 Common: 104,650 PRINTED 08/06/2024 BY SYS