

N'LY 787.27 FT OF E'LY 495.06
FT OF SE1/4 OF SW1/4
IN OR 803 PG 1249

JONES GREGORY S & WILLENE R
45219 PATRIOT PLACE
CALLAHAN, FL 32011

2024

16-2N-25-0000-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
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
Occupancy	00	NONE 100

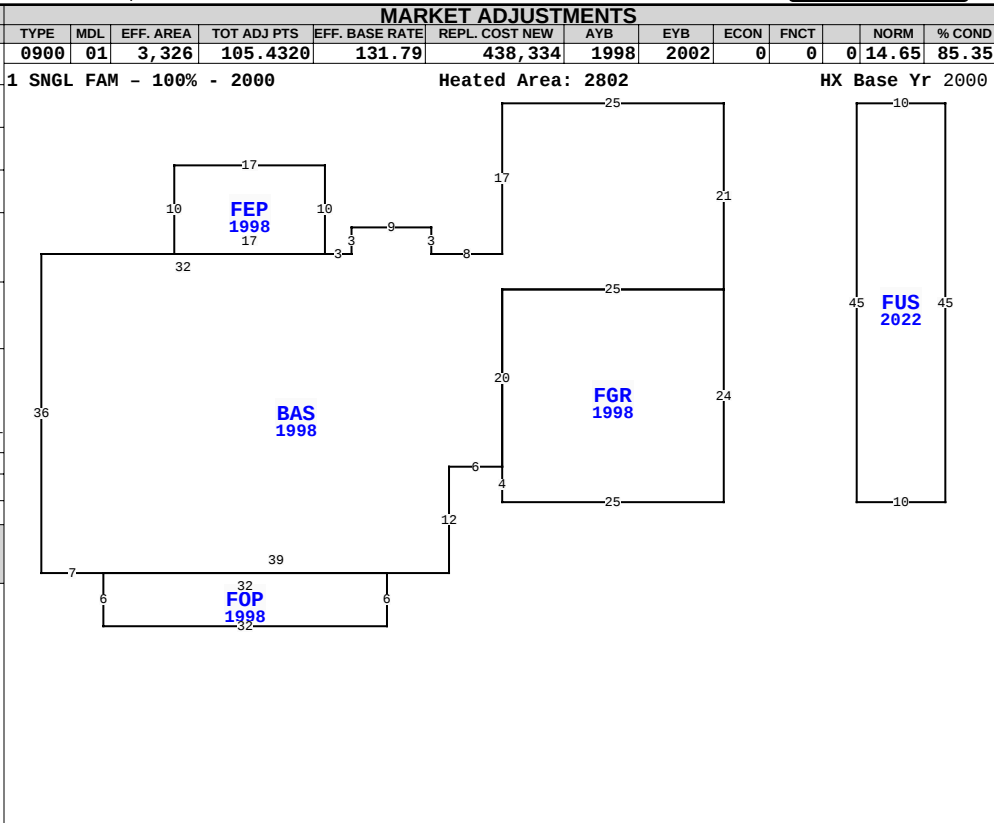
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	2,352	264,559
FEP	170	80	136	15,297
FGR	600	55	330	37,120
FOP	192	30	58	6,524
FUS	450	100	450	50,618

TOTALS	3,764		3,326	374,118
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	409.00	SF	6.50	6.50	100	1998
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998
3	0825	BRICK	0 100	6	80	480.00	SF	3.75	3.75	100	1999
4	0825	BRICK	0 100	55	4	220.00	SF	3.75	3.75	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	8.95	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

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	0810	CONCRETE A	0 100	0	0	409.00	SF	6.50	6.50	100	1998	1998	3	75	1,994	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
3	0825	BRICK	0 100	6	80	480.00	SF	3.75	3.75	100	1999	1999	3	93	1,674	
4	0825	BRICK	0 100	55	4	220.00	SF	3.75	3.75	100	2010	2010	3	98	809	

TOTAL OB/XF											
7,312											

NASSAU COUNTY PROPERTY											
PAGE 1 of 3											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						421,111					
TOTAL MARKET OB/XF VALUE						7,312					
TOTAL LAND VALUE - MARKET						143,200					
TOTAL MARKET VALUE						571,623					
SOH/AGL Deduction						264,905					
ASSESSED VALUE						306,718					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						256,718					
TOTAL JUST VALUE						571,623					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						556,486					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012777	GARAGE	42,247	08/19/2022
B21714	GARAGE	26,796	07/01/2008
E21069	ELEC OTHER	1,000	07/01/2008
R11423	REPAIR/RRF	980	07/01/2008
B98	NEW CONSTR	112,000	04/01/1998
M972710	H/AC	0	12/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0803/1249	8/19/1997	WD	U	V	01		100
GRANTOR: JONES LOUELLA							
GRANTEE: JONES GREGORY & WIL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W25 S17 W8 N3 W9 S3 W3 FEP=[YR=1998] N10 W17 S10 E17 \$ W32 S36 E7 FOP=[YR=1998] S6 E32 N6 W32 \$ E39 N12 E6 FGR=[YR=1998] S4 E25 N24 W25 S20 \$ N20 E25 N21 \$ PTR= E15 FUS=[YR=2022] E10 S45 W10 N45\$ W15\$.											

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