

PT OF LOT 3 IN OR 2344/1549
 ELIZA JONES ESTATE OR 148/454
 ESMT IN OR 2674-1668

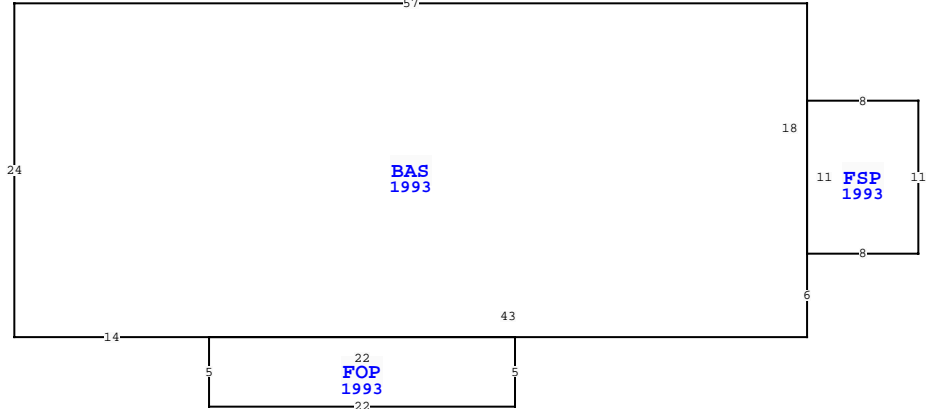
GREEN EDWARD H
 45157 PRECIOUS PL
 CALLAHAN, FL 32011

2024

17-2N-25-0000-0011-0030

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,436	108.3680	102.95	147,836	1978	1983	0	0	0	18.35	81.65		
1 SINGLE FAM - 0% - 0 Heated Area: 1368 HX Base Yr														



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	1,368	100	1,368	114,993
FOP	110	30	33	2,774
FSP	88	40	35	2,942
TOTALS	1,566		1,436	120,708

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	0811	CONCRETE B	0	0	20	28	560.00	SF	5.20	5.20	100	1994	1994	3	68	1,980	
2	0752	USP	0	0	10	20	200.00	SF	15.00	15.00	100	1994	1994	3	20	600	
3	0511	GARAGE CB-	0	0	11	21	231.00	SF	40.00	40.00	100	1995	1995	3	70	6,468	
TOTAL OB/XF 9,048																	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0	0007	OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	67,500							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			152,387
TOTAL MARKET OB/XF VALUE			9,048
TOTAL LAND VALUE - MARKET			67,500
TOTAL MARKET VALUE			228,935
SOH/AGL Deduction			5,074
ASSESSED VALUE			223,861
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,861
TOTAL JUST VALUE			228,935
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1549	3/06/2020	QC	U	I	11	100
GRANTOR: GREEN MILDRED I						
GRANTEE: GREEN EDWARD H						
0867/1419	2/11/1999	QC	U	I	01	100
GRANTOR: JACKSON LEONARD						
GRANTEE: GREEN MILDRED I & E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W57 S24 E14 FOP=[YR=1993] S5 E22 N5W22\$ E43 N6 FSP=[YR=1993] E8 N11 W8S11\$ N18\$.

PT OF LOT 3 IN OR 2344/1549
 ELIZA JONES ESTATE OR 148/454
 ESMT IN OR 2674-1668

GREEN EDWARD H
 45157 PRECIOUS PL
 CALLAHAN, FL 32011

2024

17-2N-25-0000-0011-0030



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 60	
Interior Floo	08	SHT VINYL 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
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
BAS	1,296	100	1,296
			SUBAREA MARKET VALUE
			31,679
TOTALS	1,296		1,296
			31,679

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0820	02	1,296	116.4000	81.48	105,598	1985	1990		0	0	70.00	30.00												
2 M/H 93- - 0% - 0			Heated Area: 1296				HX Base Yr																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2012 </div>																								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2012 </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			

L	OB/XF	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

EXTRA FEATURES		45113 PRECIOUS PL, CALLAHAN															

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				152,387	
TOTAL MARKET OB/XF VALUE				9,048	
TOTAL LAND VALUE - MARKET				67,500	
TOTAL MARKET VALUE				228,935	
SOH/AGL Deduction				5,074	
ASSESSED VALUE				223,861	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				223,861	
TOTAL JUST VALUE				228,935	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				221,459	
PERMIT NUM					ISSUED
DESCRIPTION					AMT

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1549	3/06/2020	QC	U	I	11	100
GRANTOR: GREEN MILDRED I						
GRANTEE: GREEN EDWARD H						
0867/1419	2/11/1999	QC	U	I	01	100
GRANTOR: JACKSON LEONARD						
GRANTEE: GREEN MILDRED I & E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2012] W48 S27 E48 N27\$.

LAND DESCRIPTION																TOTAL OB/XF										0				
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					