

PT OF LOT 4 IN OR 609/968 &
OR 404/59 BEING PARCEL "D"
ELIZA JONES ESTATE OR 148/454

RAMSEY LEONARD G & JENNIFER
45183 PRECIOUS PLACE
CALLAHAN, FL 32011

2024

17-2N-25-0000-0011-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

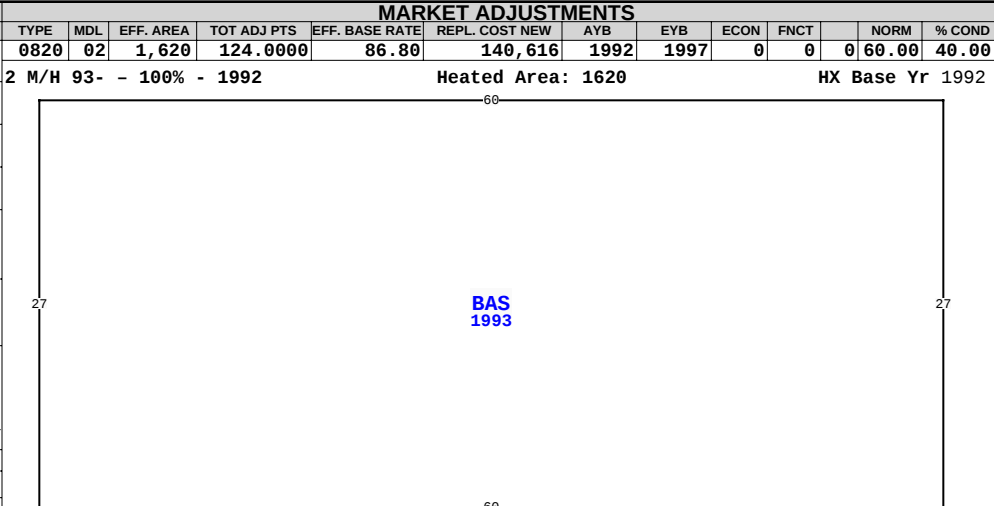
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC 8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	56,246
TOTALS	1,620		1,620	56,246

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0500	FP-PRE FAB	0	100	0	0			
2	0810	CONCRETE A	0	100	0	0			
3	0752	USP	0	100	12	20			
4	0751	UOP	0	100	8	12			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000102	C	SFR/MH	100	0007
2	000102	C	SFR/MH	100	
RETURN DATE			01/10/1999	FM	100

REVIEW DATE 01/24/2022 BY KB



45183 PRECIOUS PL, CALLAHAN													
BLD DATE				LGL DATE									
XF DATE				LAND DATE									
INC DATE				AG DATE									

TOTAL OB/XF													
5,562													

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5,562													

Total Acres: 2.54 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		56,246	
TOTAL MARKET OB/XF VALUE		5,562	
TOTAL LAND VALUE - MARKET		88,900	
TOTAL MARKET VALUE		150,708	
SOH/AGL Deduction		65,329	
ASSESSED VALUE		85,379	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		35,379	
TOTAL JUST VALUE		150,708	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,490	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8746	MH MOVE-ON	38,000	11/19/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2448/0749	1/18/2021	QC	U	V	11	3,700	
GRANTOR: FRISON HILDA JONES							
GRANTEE: RAMSEY LEONARD G &							
0609/0968	10/15/1990	WD	U	V	10	100	
GRANTOR: JONES DOROTHY ET AL							
GRANTEE: RAMSEY LEONARD & J							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W60 S27 E60 N27\$.													