PT SW1/4 OF NE1/4 OF
SEC 19-2N-25E IN OR 853/326
(EX ESMT IN OR 327/155 & EX

JONES PATRICK A/JONES APRIL E ET AL
149 DOVETAIL CT
APOPKA, FL 32703

2024

19-2N-25-0000-0014-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

JOHNSON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,800
TOTAL MARKET VALUE	60,800
SOH/AGL Deduction	16,369
ASSESSED VALUE	44,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,431
TOTAL JUST VALUE	60,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0853/0326	7/15/1998	QC	U	V	06	100
GRANTOR: JONES AARON JR						
GRANTEE: JONES PATRICK A ETA						
0298/0441	4/11/1979	QC	U	V	01	5,600
GRANTOR: JOHNSON DELLA ETAL						
GRANTEE: JOHNSON OTHA & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0005	OR	0.00	0.00	7.60	AC		1.00	1.00	0.50	16,000.00	8,000.00	60,800							

REVIEW DATE 05/18/2023 BY MLU Total Acres: 7.60 Total Land Value: 60,800 Market: 0 Agricultural: 0 Common: 60,800 PRINTED 08/06/2024 BY SYS