IN OR 2235/396 (EX 16-2)
EX ESMT OR 326/304
ESMT IN OR 420/628

SIMMONS ELDREGE E
45107 ROBERTS ROAD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
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
Quality	01	Quality Level 01

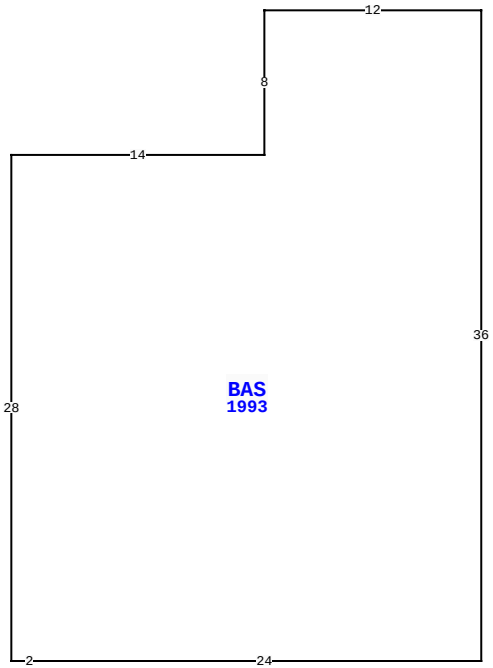
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	824	13,951
TOTALS	824		824	13,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	824	35.6400	33.86	27,901	1954	1954	0	0	0	50.00	50.00

1 SINGLE FAM – 100% - 2000 Heated Area: 824 HX Base Yr 2000



45107 ROBERTS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		13,950
TOTAL MARKET OB/XF VALUE		4,659
TOTAL LAND VALUE - MARKET		29,050
TOTAL MARKET VALUE		47,659
SOH/AGL Deduction		25,023
ASSESSED VALUE		22,636
TOTAL EXEMPTION VALUE	HX HB WX SX	22,636
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		47,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-11062023	SFR	149,765	11/06/2023
B23-12874	DEMO	10,000	10/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1234	5/06/2021	QC	U	I	11	100
GRANTOR: SIMMONS-BARTLEY CATHR						
GRANTEE: SIMMONS ELDREGE E						
2448/0880	4/01/2021	QC	U	I	11	100
GRANTOR: SIMMONS ELDREGE E						
GRANTEE: SIMMONS-BARTLEY CAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 S8 W14 S28 E2 E24 N36 $
.

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
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2008	2008	3	52	4,659	

LAND DESCRIPTION

TOTAL OB/XF 4,659

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	000100	C	SFR	100	0006	OR	0.00	0.00	0.83	AC		1.00	1.00	1.00	35,000.00	35,000.00	29,050							

REVIEW DATE 04/17/2024 BY TW Total Acres: 0.83 Total Land Value: 29,050 Market: 0 Agricultural: 0 Common: 29,050 PRINTED 08/06/2024 BY SYS