

LOTS 33,34,35 & PT OF E1/2
OF NW1/4 OF SE1/4 OF
SEC 19-2N-25E IN OR 635/588 &

ALDERMAN HILDA B
45151 JOHNSON ROAD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0069-0000



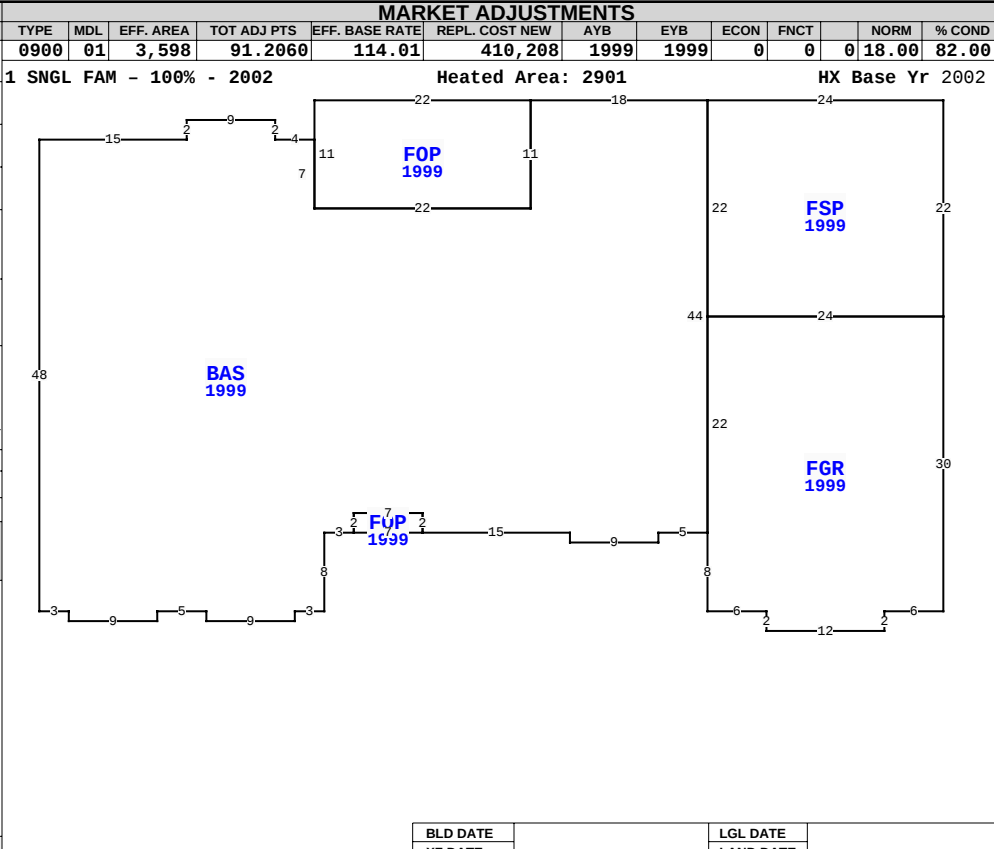
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	2,901	100	2,901	271,209
FGR	744	55	409	38,237
FOP	14	30	4	374
FOP	242	30	73	6,825
FSP	528	40	211	19,726
TOTALS	4,429		3,598	336,371

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	4,315.00	SF	4.00
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00
4	0810	CONCRETE A	0	100	12	26	312.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RM	0.00	0.00	1.93



45151 JOHNSON RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	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		336,371	
TOTAL MARKET OB/XF VALUE		20,013	
TOTAL LAND VALUE - MARKET		67,550	
TOTAL MARKET VALUE		423,934	
SOH/AGL Deduction		218,858	
ASSESSED VALUE		205,076	
TOTAL EXEMPTION VALUE		WX HX HB	55,000
BASE TAXABLE VALUE		150,076	
TOTAL JUST VALUE		423,934	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		410,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0635/0588	9/04/1991	WD	U	V	09
GRANTOR: JACKSON ALBERT JR					SALE PRICE
GRANTEE: ALDERMAN MILTON & H					15,000
0092/0067	5/15/1969	FJ	U	I	03
GRANTOR: CERTIAN LANDS IN NASS					100
GRANTEE: NASSAU COUNTY FLORI					

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=1999] W24 BAS=[YR=1999] W18 FOP=[YR=1999] W22 S11 E22 N11 \$ S11 W22 N7 W4 N2 W9 S2 W15 S48 E3 S1 E9 N1 E5 S1 E9 N1 E3 N8 E3 FOP=[YR=1999] E7 N2 W7 S2 \$ N2 E7 S2 E15 S1 E9 N1 E5 FGR=[YR=1999] S8 E6 S2 E12 N2 E6 N30 W24 S22 \$ N44 \$ S22 E24 N22 \$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RM	0.00	0.00	1.93