

LOTS 28 & 29
IN OR 2534/1165
W H BRANDIES SURVEY OR 15/357

MITCHELL JAMES H SR & MARVA L/E/
45035 JOHNSON RD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0079-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,284	100	2,284	214,265
BAS	340	100	340	31,896
FCP	312	25	78	7,317
FCP	432	25	108	10,132
FOP	184	30	55	5,160
PTO	384	5	19	1,783
UEP	180	60	108	10,132
TOTALS	4,116		2,992	280,683

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	100	0	0	2,241.00	SF	4.00	4.00	100	1998	1998	3	75	6,723	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30.8	1,078	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	100	2003	2003	3	32	4,301	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
2	000100	C

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,992	117.6000	111.72	334,266	1969	2004	0	0	0 16.03	83.97
2 SINGLE FAM - 100% - 2000											
Heated Area: 2624											
HX Base Yr 2000											

45035 JOHNSON RD, CALLAHAN

TOTAL OB/XF											
14,132											

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14,132											

Total Acres: 2.00	Total Land Value: 42,000	Market: 0	Agricultural: 0	Common: 42,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	280,683		
TOTAL MARKET OB/XF VALUE	14,132		
TOTAL LAND VALUE - MARKET	42,000		
TOTAL MARKET VALUE	336,815		
SOH/AGL Deduction	146,873		
ASSESSED VALUE	189,942		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	139,942		
TOTAL JUST VALUE	336,815		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	325,889		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11405	GARAGE	12,672	07/01/2003
R5253	REPAIR/RRF	800	07/01/2003
B985423	REMODEL	10,000	09/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2534/1165	12/29/2021	LE U	I	14		100	
GRANTOR: MITCHELL JAMES H & MA							
GRANTEE: MITCHELL JAMES H SR							
0447/0168	2/27/1985	WD U	V	16		2,000	
GRANTOR: WILLIAMS E T & HENRIE							
GRANTEE: MITCHELL JAMES HENR							

BUILDING NOTES			
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BUILDING DIMENSIONS			
FCP=[YR=1999] W18 FCP=[YR=1993] W13 BAS=[YR=1993] N26 W26 PTO=[YR=1999] W14 S6 W10 BAS=[YR=1999] W17 S20 E17 N20\$ S20 E4 UEP=[YR=1999] E20 N9 W20 S9\$ N9 E20 N17\$ S26 W41 S24 E34 FOP=[YR=1999] S8 E23 N8 W23\$ E33 N24 \$ S24 E13 N24\$ S24 E18 N24\$.			