PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 683/753 (EX PT IN
OR 579/487)

POWELL RUBY LEOLA &/ROBERTS MAGGIE L
898 WEST GRIFFITH AVE
CRESTVIEW, FL 32536

2024

19-2N-25-0000-0085-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
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	03	Quality Level 03

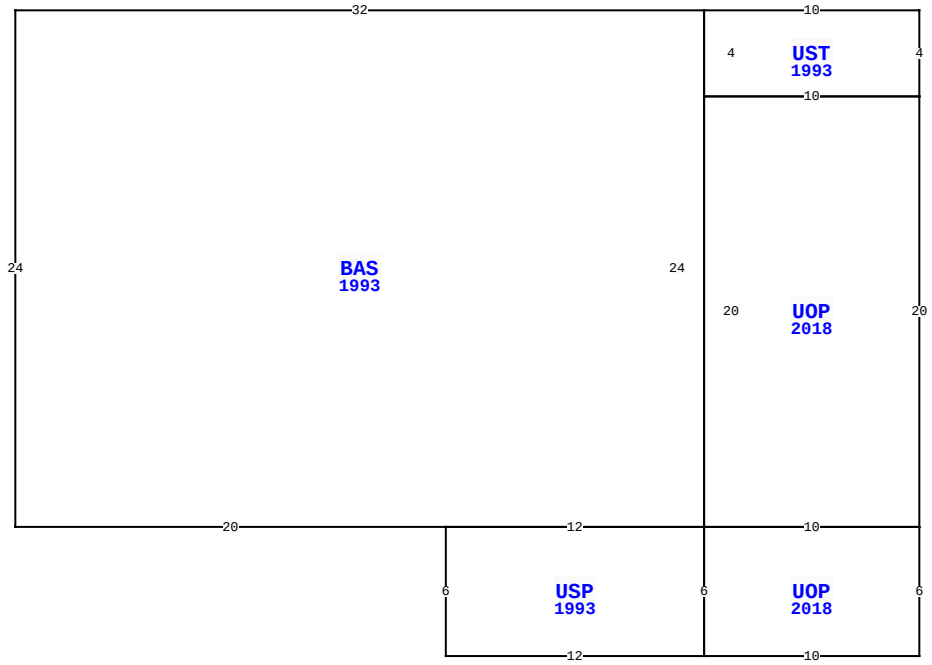
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	50,351
UOP	60	20	12	787
UOP	200	20	40	2,623
USP	72	30	22	1,442
UST	40	45	18	1,180
TOTALS	1,140		860	56,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	860	97.2000	92.34	79,412	1961	1980	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 0 Heated Area: 768 HX Base Yr



45028 COLSON RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	56,383
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,900
TOTAL MARKET VALUE	61,283
SOH/AGL Deduction	23,502
ASSESSED VALUE	37,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,781
TOTAL JUST VALUE	61,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2176/1422	2/13/2018	QC	U	I	11	100
GRANTOR: POWELL RUBY LEOLA						
GRANTEE: BROWN CHUCK EDWARD						
1961/1138	2/05/2015	QC	U	I	11	10,000
GRANTOR: POWELL RUBY LEOLA						
GRANTEE: BROWN CHUCK EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 BAS=[YR=1993] W32 S24 E20 USP=[YR=1993] S6 E12 UOP=[YR=2018] E10 N6 UOP=[YR=2018] N20 W10 S20 E10$W10 S6$ N6 W12$ E12 N24$S4 E10 N4$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0006	RM	0.00	0.00	0.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	4,900							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.14 Total Land Value: 4,900 Market: 0 Agricultural: 0 Common: 4,900 PRINTED 08/06/2024 BY SYS