PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 508/1023 (EX PT IN
OR 606/450)

JONES ELVA ESTATE
PO BOX 405
CALLAHAN, FL 32011-0405

2024

19-2N-25-0000-0130-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

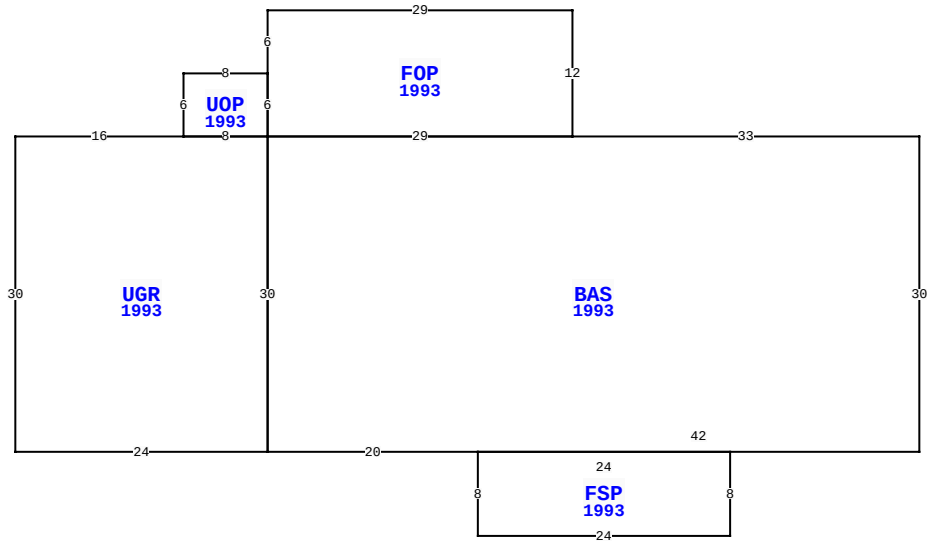
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	146,738
FOP	348	30	104	8,205
FSP	192	40	77	6,074
UGR	720	45	324	25,561
UOP	48	20	10	789
TOTALS	3,168		2,375	187,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,375	98.9800	94.03	223,321	1990	1995	0	0	0	16.10	83.90

1 SINGLE FAM – 0% - 0 Heated Area: 1860 HX Base Yr



45003 HISTORICAL LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	187,366
TOTAL MARKET OB/XF VALUE	8,420
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	213,286
SOH/AGL Deduction	18,947
ASSESSED VALUE	194,339
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,339
TOTAL JUST VALUE	213,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001048	REPAIR/RRF	9,000	01/19/2022
MH94470	MH MOVE-ON	43,000	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/1176	3/30/1992	MS	U	I	10	100
GRANTOR: JONES ROBERT & ORIA (						
GRANTEE: JONES ELVA (SURVIVI						
0654/1170	3/30/1992	QC	U	I	03	600
GRANTOR: COUNTY OF NASSAU						
GRANTEE: JONES ELVA & WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W33 FOP=[YR=1993] N12 W29 S6 UOP=[YR=1993] W8 S6 UGR=[YR=1993] W16 S30 E24 N30 W8$ E8 N6$ S6 E29$ W29 S30 E20 FSP=[YR=1993] S8E24 N8 W24$ E42 N30$.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1991	1991	3	20	40	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,420

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	0	0006	RM	0.00	0.00	0.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 08/06/2024 BY SYS