

LOT 1 & E 10FT OF 6
IN OR 608/1292
DIANA JONES EST SUB OR 29/495

JONES BOBBIE/MCKNIGHT NATHANIEL ET AL
PO BOX 404
CALLAHAN, FL 32011-0404

2024

19-2N-25-3040-0001-0000



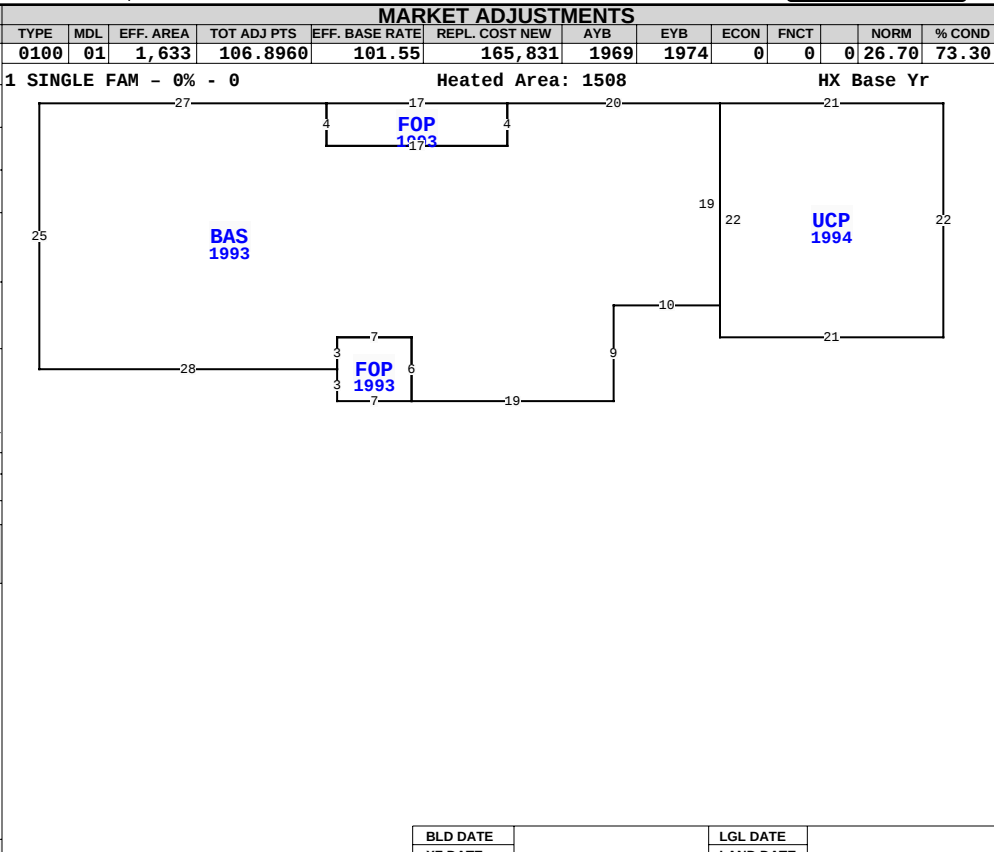
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 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	1,508	100	1,508	112,249
FOP	42	30	13	968
FOP	68	30	20	1,489
UCP	462	20	92	6,848
TOTALS	2,080		1,633	121,554

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	252.00	SF	6.50	6.50	
2	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RM	0.00	0.00	1.00	AC	



45050 ROBERTS RD, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
1,614											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		121,554	
TOTAL MARKET OB/XF VALUE		1,614	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		154,668	
SOH/AGL Deduction		10,048	
ASSESSED VALUE		144,620	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		144,620	
TOTAL JUST VALUE		154,668	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3349	N/A	3,190	05/02/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0608/1292	10/03/1990	WD U	I	18		100	
GRANTOR: MCKNIGHT JOHN & R							
GRANTEE: JONES BOBBIE ET AL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UCP=[YR=1994] W21 BAS=[YR=1993] W20 FOP=[YR=1993] W17 S4 E17 N4\$ S4 W17 N4 W27 S25 E28 FOP=[YR=1993] S3 E7 N6 W7 S3\$ N3 E7 S6 E19 N9 E10 N19\$ S22 E21 N22\$.											