PT OF SEC 21-2N-25E
IN OR 624/1137
(EX OR 2157/93)

CROSBY BRYANT C
45129 JONES WAY
CALLAHAN, FL 32011

2024

21-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

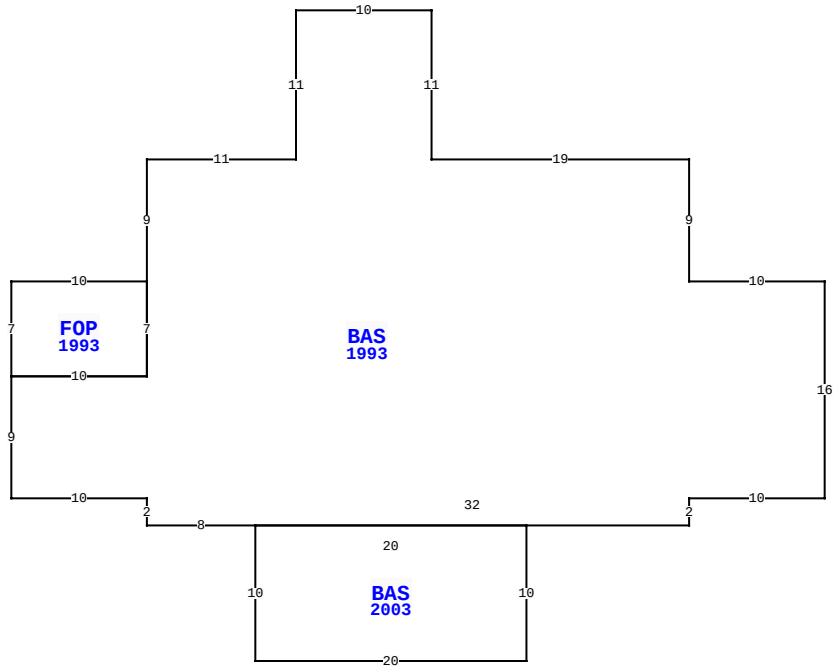
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	93,897
BAS	200	100	200	13,041
FOP	70	30	21	1,369
TOTALS	1,710		1,661	108,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,661	96.1000	91.30	151,649	1946	1965	0	0	0	28.58	71.42

1 SINGLE FAM – 100% - 0 Heated Area: 1640 HX Base Yr



45129 JONES WAY, 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		108,308
TOTAL MARKET OB/XF VALUE		6,940
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		150,248
SOH/AGL Deduction		51,841
ASSESSED VALUE		98,407
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		43,407
TOTAL JUST VALUE		150,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22530	ELEC OTHER	0	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0624/1137	4/26/1991	WD	U	I	09	57,300

GRANTOR: HIGGINBOTHAM LUCILE

GRANTEE: CROSBY BRYANT & D E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N9 W19 N11 W10 S11 W11 S9 FOP=[YR=1993] W10 S7 E10 N7 $ S7 W10 S9 E10 S2 E8 BAS=[YR=2003] S10 E20 N10 W20 $ E32 N2 E10 N16 $.

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	0940	SHEDS/PORT	0	100	20	8	160.00	SF	30.00	30.00	100	1990	1990	3	20	960	
2	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	1990	1990	3	20	1,248	
3	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	2000	2000	3	28	3,136	
4	0810	CONCRETE A	0	100	0	0	185.00	SF	6.50	6.50	100	1998	1998	3	75	902	
5	1242	WD DECK A	0	100	13	12	156.00	SF	10.00	10.00	100	1995	1995	3	20	312	
6	0351	CARPORT MT	0	100	18	18	324.00	SF	3.50	3.50	100	2005	2005	3	24	272	
7	0479	VF PICKET	0	100	0	0	16.00	LF	10.00	10.00	100	2006	2006	3	69	110	

LAND DESCRIPTION

TOTAL OB/XF 6,940

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS