

PARCELS 3-4 3-9 & 3-10
IN OR 1480/1440 & OR 1551/1650
& OR 1874/281

JAKES CHRISTOPHER A & LORIN G
45079 CHEVY DRIVE
CALLAHAN, FL 32011-6180

2024

25-2N-24-0000-0003-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

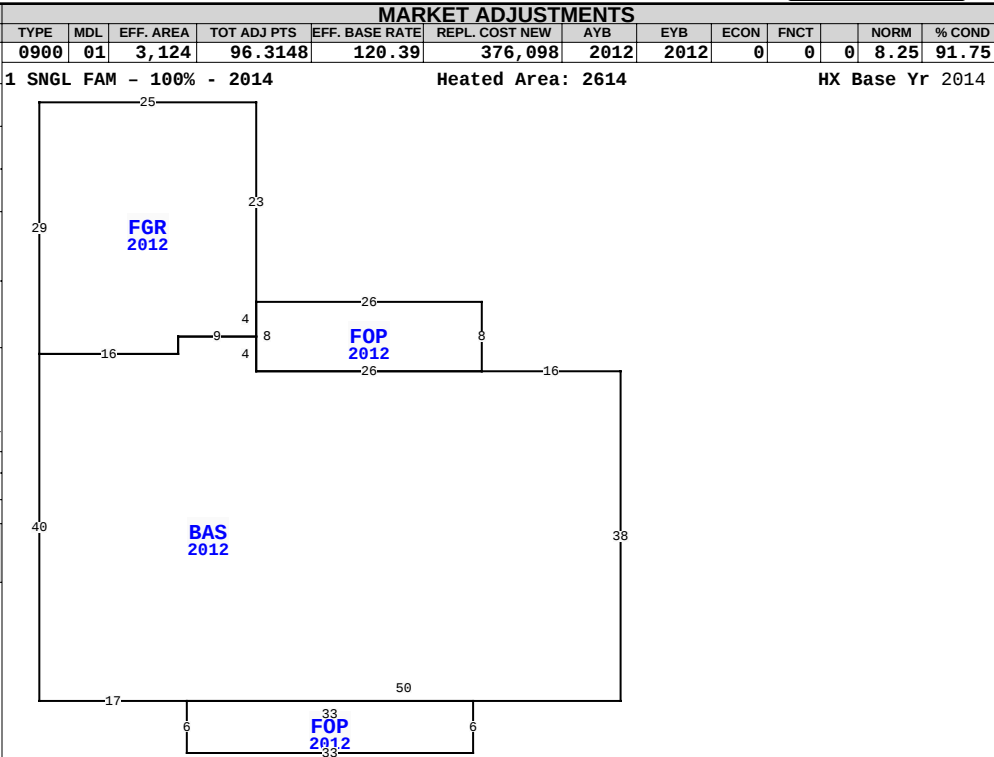
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,614	100	2,614	288,736
FGR	707	55	389	42,968
FOP	198	30	59	6,517
FOP	208	30	62	6,848

TOTALS	3,727		3,124	345,070
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	1,278.00	SF	4.00	4.00	100	2012
2	0803	ASPHALT C	0 100	0	0	3,174.00	SF	2.00	2.00	100	2015
3	0350	CARPORT WD	0 100	60	42	2,520.00	SF	9.36	9.36	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0006	RSF-1	0.00	0.00	2.76	AC	1.00



45079 CHEVY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
29,863											

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29,863											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		345,070	
TOTAL MARKET OB/XF VALUE		29,863	
TOTAL LAND VALUE - MARKET		57,960	
TOTAL MARKET VALUE		432,893	
SOH/AGL Deduction		214,140	
ASSESSED VALUE		218,753	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,753	
TOTAL JUST VALUE		432,893	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		419,439	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23599	CO ISSUED	0	02/10/2012
M15693	H/AC	0	10/01/2010
P14378	NEW CONSTR	0	07/01/2010
B23599	NEW CONSTR	290,337	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1874/0281	7/30/2013	QC	U	I	11
GRANTOR: REAVES WINNIE L					
GRANTEE: JAKES CHRISTOPHER A					
1551/1650	2/20/2008	QC	U	I	06
GRANTOR: REAVES WINIFRED L					
GRANTEE: JAKES CHRISTOPHER A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W16 FOP=[YR=2012] N8 W26 FGR=[YR=2012] N23 W25 S29 E16 N2 E9 N4\$ S8 E26\$ W26 N4 W9 S2 W16 S40 E17 FOP=[YR=2012] S6 E33 N6 W33\$ E50 N38\$.											