

LOT 20
IN OR 1169/1837
A E EWING SUB 1 PB 3/67

WEISEL AMY R
45111 JONES CEMETERY ROAD
CALLAHAN, FL 32011

2024

25-2N-24-226A-0020-0000



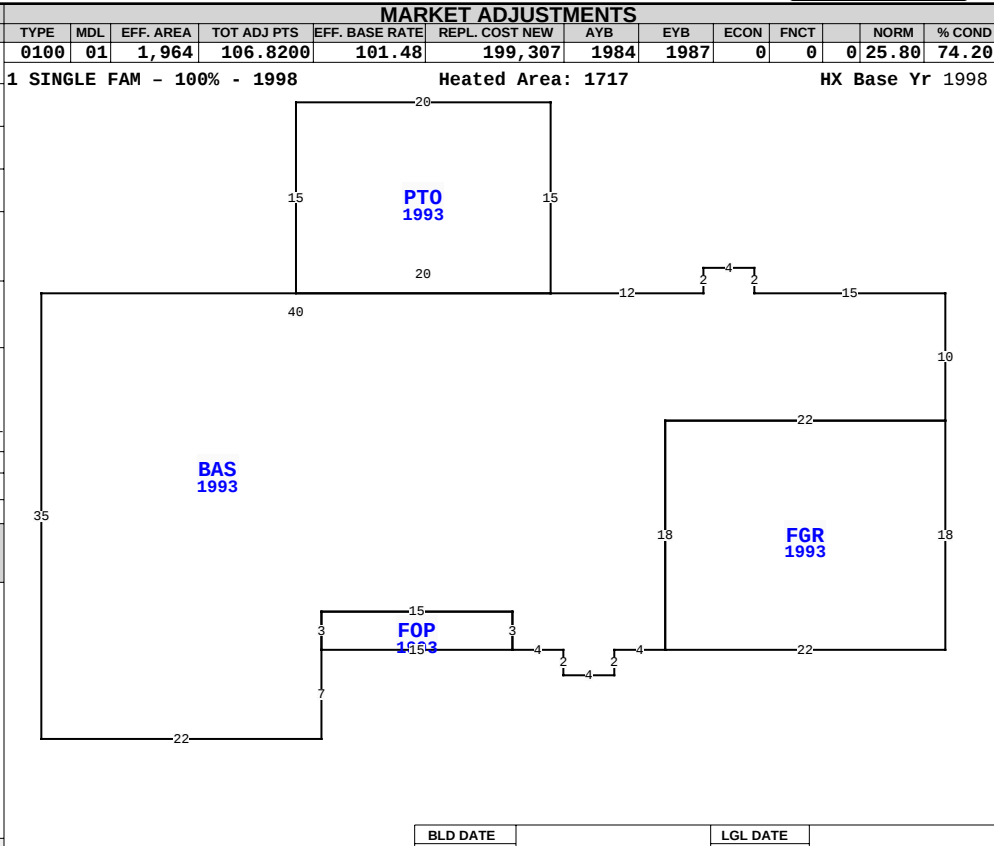
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
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	1,717	100	1,717	129,287
FGR	396	55	218	16,415
FOP	45	30	14	1,054
PTO	300	5	15	1,129
TOTALS	2,458		1,964	147,886

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	497.00	SF	6.50	6.50	
3	0811	CONCRETE B	0	100	0	0	803.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	RSF-1	0.00	0.00	1.00	LT	



45111 JONES CEMETERY RD, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				147,886	
TOTAL MARKET OB/XF VALUE				5,448	
TOTAL LAND VALUE - MARKET				20,000	
TOTAL MARKET VALUE				173,334	
SOH/AGL Deduction				67,584	
ASSESSED VALUE				105,750	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				55,750	
TOTAL JUST VALUE				173,334	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				167,257	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1169/1837	9/10/2003	QC	U	I	01	40,000	
GRANTOR: WEISEL MARK H & AMY R							
GRANTEE: WEISEL AMY R							
0788/0370	3/24/1997	WD	Q	I		87,800	
GRANTOR: LAWS PATRICIA STANCIL							
GRANTEE: WEISEL MARK & AMY							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W15 N2 W4 S2 W12 PTO=[YR=1993] N15 W20 S15 E20\$ W40 S35 E22 N7 FOP=[YR=1993] E15 N3 W15 S3\$ N3 E15 S3 E4 S2 E4 N2 E4 FGR=[YR=1993] E22 N18 W22S18\$ N18 E22 N10\$.											