

LOTS 26 & 27 & PT OF LOTS 24 & 25, LANDS NORTH OF SAID LOTS & PT OF ABND R/W SOUTH OF SAID

CRAY DALE L
45225 JONES CEMETERY ROAD
CALLAHAN, FL 32011

2024

25-2N-24-226B-0024-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	3	100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

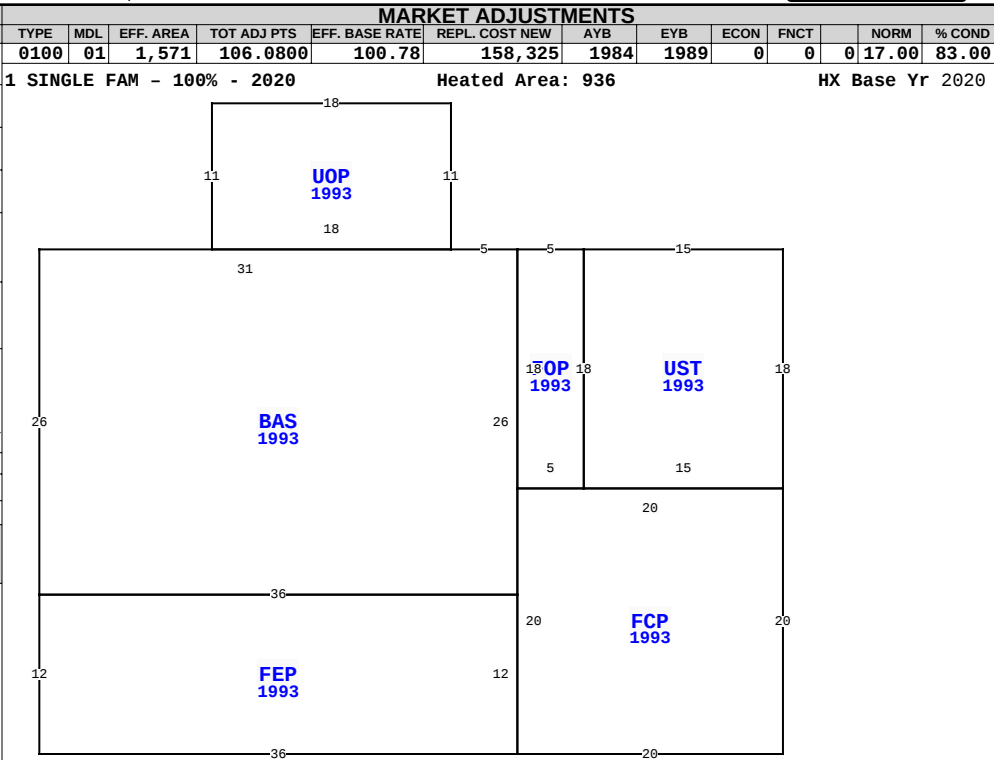
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	78,294
FCP	400	25	100	8,365
FEP	432	80	346	28,942
FOP	90	30	27	2,258
UOP	198	20	40	3,346
UST	270	45	122	10,205

TOTALS	2,326		1,571	131,410
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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	0680	POLE SHED	0 100	40	24	960.00	SF	10.00	10.00	100	2005
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991
3	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1991
4	0300	BOAT DCK W	0 100	0	0	280.00	SF	20.00	20.00	100	2005

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	000115	C	SFR ACRES	100	0006	RSF-1	0.00	0.00	2.90	AC	1.00



45225 JONES CEMETERY RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0680	POLE SHED	0 100	40	24	960.00	SF	10.00	10.00	100	2005	2005	3	40	3,840	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	70	1,400	
3	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1991	1991	3	62	1,612	
4	0300	BOAT DCK W	0 100	0	0	280.00	SF	20.00	20.00	100	2005	2005	3	40	2,240	

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	000115	C	SFR ACRES	100	0006	RSF-1	0.00	0.00	2.90	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										131,410	
TOTAL MARKET OB/XF VALUE										9,092	
TOTAL LAND VALUE - MARKET										87,000	
TOTAL MARKET VALUE										227,502	
SOH/AGL Deduction										79,473	
ASSESSED VALUE										148,029	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										98,029	
TOTAL JUST VALUE										227,502	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										222,383	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2321/1362	11/06/2019	QC	U	I	11	110,000	
GRANTOR: BURCH DONALD & ROBERT							
GRANTEE: CRAY DALE L							

BUILDING NOTES											

BUILDING DIMENSIONS											
UST=[YR=1993] W15 FOP=[YR=1993] W5 BAS=[YR=1993] W5 UOP=[YR=1993] N11 W18 S11 E18\$ W31 S26 FEP=[YR=1993] S12 E36 FCP=[YR=1993] E20 N20 W20 S20\$ N12 W36\$ E36 N26\$ S18 E5 N18\$ S18 E15 N18\$.											