IN OR 2704/1850
ESMT IN OR 426/833

MIKELL KENNETH J & BARBARA A L/E/
54119 WILBUR JONES ROAD
CALLAHAN, FL 32011

2024

34-2N-25-0000-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

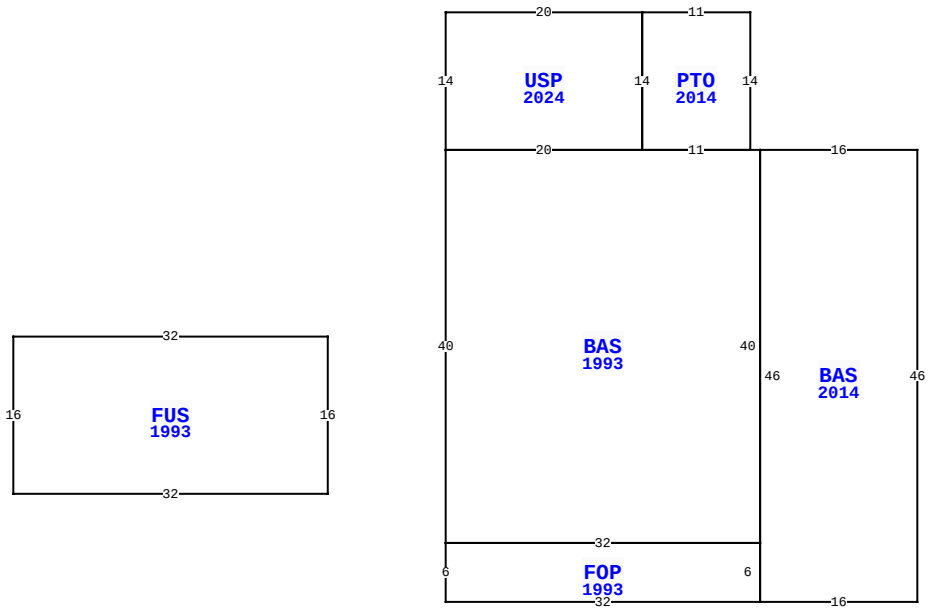
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,280	100	1,280	104,713
BAS	736	100	736	60,210
FOP	192	30	58	4,745
FUS	512	100	512	41,885
PTO	154	5	8	655
USP	280	30	84	6,872
TOTALS	3,154		2,678	219,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,678	104.0640	98.86	264,747	1984	1995	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 0 Heated Area: 2528 HX Base Yr



54119 WILBUR JONES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,027
TOTAL MARKET OB/XF VALUE		6,206
TOTAL LAND VALUE - MARKET		63,180
TOTAL MARKET VALUE		306,413
SOH/AGL Deduction		120,067
ASSESSED VALUE		186,346
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,346
TOTAL JUST VALUE		306,413
NCON VALUE		9,806
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327450	ADDITION	77,098	07/01/2013
4053	N/A	3,400	04/29/1987
3233	N/A	9,900	03/10/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2704/1850	4/09/2024	LE	U	I	11	100
GRANTOR: MIKELL KENNETH J & BA						
GRANTEE: KING CRYSTAL D						
0346/0444	10/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-16,0] W1 W11 W20 S40 E32 N40 $
BAS=[YR=2014;ORIG=0,0] W16 S46 E16 N46 $
FUS=[YR=1993;ORIG=-92,19] E32 S16 W32 N16 $
FOP=[YR=1993;ORIG=-48,40] S6 E32 N6 W32 $
USP=[YR=2024;ORIG=-28,-14] W20 S14 E20 N14 $
PTO=[YR=2014;ORIG=-17,0] N14 W11 S14 E11 $
PTR=[ORIG=0,0] E10 W10 $
.

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
2	0351	CARPORT MT	1	100	24	18	432.00	SF	10.00	10.00	100	2024	2006		27	1,166	
3	0351	CARPORT MT	1	100	40	18	720.00	SF	10.00	10.00	100	2024	2015		70	5,040	

LAND DESCRIPTION

TOTAL OB/XF 6,206

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		OR	0.00	0.00	3.51	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,180							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.51 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 08/06/2024 BY SYS

IN OR 2704/1850
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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 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

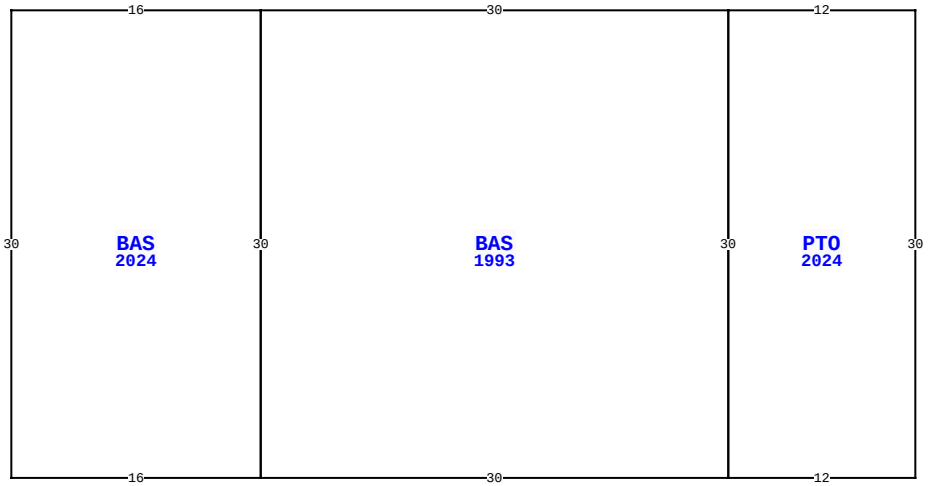
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	11,555
BAS	480	100	480	6,163
PTO	360	5	18	231
TOTALS	1,740		1,398	17,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,398	58.2400	20.38	28,491	1986	2000	0	0	0	37.00	63.00

2 GARAGE RES – 100% - 0 Heated Area: 1380 HX Base Yr



54119 WILBUR JONES RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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0346/0444	10/01/1981	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 S30 E30 N30 $
BAS=[YR=2024;ORIG=-30,30] W16 N30 E16 S30 $
PTO=[YR=2024;ORIG=0,0] E12 S30 W12 N30 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.51 Total Land Value: 63,180 Market: 0 Agricultural: 0 Common: 63,180 PRINTED 08/06/2024 BY SYS