PT SW1/4 SEC 16-2N-25E
IN OR 2560/1051
ESMT IN OR 2674-1674

45500 JONES WAY LAND TRUST/RESOURCE LINKS LLC TRUS
45500 JONES WAY RD
CALLAHAN, FL 32011

2025

16-2N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

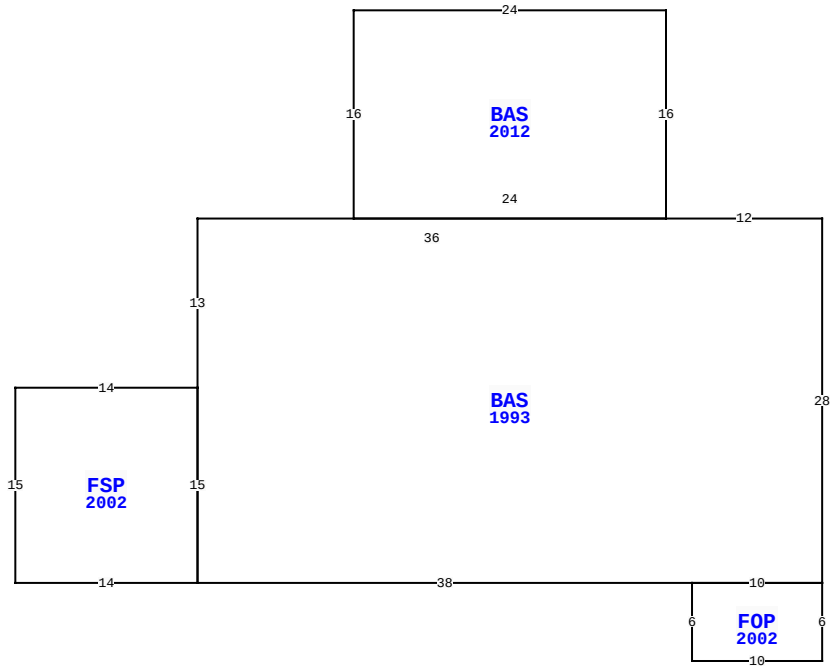
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	95,589
BAS	384	100	2012	384	27,311
FOP	60	30	2002	18	1,280
FSP	210	40	2002	84	5,974
TOTALS	1,998			1,830	130,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	87.0000	87.00	159,210	1978	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1728 HX Base Yr 2024



45500 JONES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	05/19/2023 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		130,154
TOTAL MARKET OB/XF VALUE		8,079
TOTAL LAND VALUE - MARKET		273,275
TOTAL MARKET VALUE		223,002
SOH/AGL Deduction		17,814
ASSESSED VALUE		205,188
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,466
TOTAL JUST VALUE		411,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2560/1051	4/25/2022	WD	U	I	11	100
GRANTOR: KOONS RICHARD L III						
GRANTEE: 45500 JONES WAY LAN						
1612/1697	3/17/2009	WD	U	I	30	100
GRANTOR: KOONS BETTY S						
GRANTEE: KOONS BETTY S & RIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 BAS=[YR=2012] N16 W24 S16 E24$ W36 S13 FSP=[YR=2002] W14 S15 E14 N15$ S15 E38 FOP=[YR=2002] S6 E10 N6 W10$ E10 N28$.

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	0510	GARAGE WD-	0	100	36	16	576.00	SF	35.00	35.00	100	2000	2000	3	27	5,443	
2	0681	POLE SHED	0	100	37	19	703.00	SF	18.75	18.75	100	1980	1980	3	20	2,636	

LAND DESCRIPTION

TOTAL OB/XF 8,079

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	45,000.00	45,000.00	78,750							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	10.15	AC		1.00	1.00	1.00	515.00	515.00	5,227							
3	005601	A	TIMBER 3 P S	0		OR			2.40	AC		1.00	1.00	1.00	330.00	330.00	792							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	12.55	AC		1.00	1.00	1.00	15,500.00	15,500.00	194,525							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 14.30 Total Land Value: 84,769 Market: 194,525 Agricultural: 6,019 Common: 78,750 PRINTED 07/30/2025 BY SYS