

N'LY 787.27 FT OF E'LY 495.06
FT OF SE1/4 OF SW1/4
IN OR 803 PG 1249

JONES GREGORY S & WILLENE R
45219 PATRIOT PLACE
CALLAHAN, FL 32011

2025

16-2N-25-0000-0008-0020



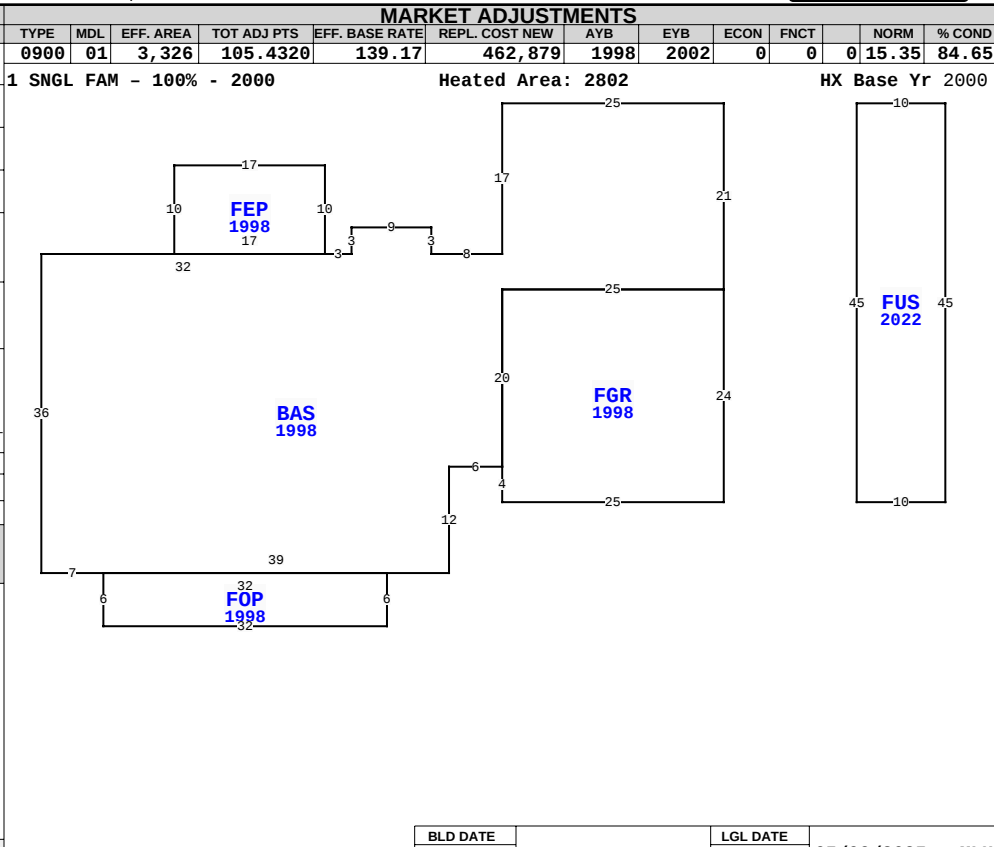
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100	1998	2,352	277,083
FEP	170	80	1998	136	16,022
FGR	600	55	1998	330	38,876
FOP	192	30	1998	58	6,833
FUS	450	100	2022	450	53,014
TOTALS	3,764			3,326	391,827

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	409.00	SF	6.50	6.50	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0825	BRICK	0	100	6	80	480.00	SF	3.75	3.75	
4	0825	BRICK	0	100	55	4	220.00	SF	3.75	3.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	8.95	AC	



TOTAL OB/XF											
7,215											

NASSAU COUNTY PROPERTY											
PAGE 1 of 3											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 440,682											
TOTAL MARKET OB/XF VALUE 7,215											
TOTAL LAND VALUE - MARKET 174,525											
TOTAL MARKET VALUE 622,422											
SOH/AGL Deduction 306,809											
ASSESSED VALUE 315,613											
TOTAL EXEMPTION VALUE HX HB 50,722											
BASE TAXABLE VALUE 264,891											
TOTAL JUST VALUE 622,422											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 571,623											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012777	GARAGE	42,247	08/19/2022
B21714	GARAGE	26,796	07/01/2008
E21069	ELEC OTHER	1,000	07/01/2008
R11423	REPAIR/RRF	980	07/01/2008
B98	NEW CONSTR	112,000	04/01/1998
M972710	H/AC	0	12/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0803/1249	8/19/1997	WD	Q	V	01	100	
GRANTOR: JONES LOUELLA							
GRANTEE: JONES GREGORY & WIL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1998] W25 S17 W8 N3 W9 S3 W3 FEP=[YR=1998] N10 W17 S10 E17 \$ W32 S36 E7 FOP=[YR=1998] S6 E32 N6 W32 \$ E39 N12 E6 FGR=[YR=1998] S4 E25 N24 W25 S20 \$ N20 E25 N21 \$ PTR= E15 FUS=[YR=2022] E10 S45 W10 N45\$ W15\$.											

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