

PT OF LOT 3 IN OR 2344/1549  
ELIZA JONES ESTATE OR 148/454  
ESMT IN OR 2674-1668

GREEN EDWARD H  
45157 PRECIOUS PL  
CALLAHAN, FL 32011

2025

17-2N-25-0000-0011-0030



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                                 |                  |                      | MARKET ADJUSTMENTS          |                |                |             |                |           |           |             |         |               |                              |                                   | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|---------------------------------|------------------|----------------------|-----------------------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|---------------|------------------------------|-----------------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                            | MDL              | EFF. AREA            | TOT ADJ PTS                 | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 2 6 |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 60     | 0100                            | 01               | 1,436                | 108.3680                    | 108.37         | 155,619        | 1978        | 1983           | 0         | 0         | 0           | 18.70   | 81.30         | VALUATION BY STANDARD        |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 40  | 1 SINGLE FAM - 0% - 0           |                  |                      |                             |                |                |             |                |           |           |             |         |               | Heated Area: 1368 HX Base Yr |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                                | 03               | GABLE/HIP 100  |                                 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              | VALUATION SUMMARY                 |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              | Tax Group: 6 Tax Dist:            |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              | BUILDING MARKET VALUE 162,723     |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 90      |                                 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              | TOTAL MARKET OB/XF VALUE 8,805    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 08               | SHT VINYL 10   |                                 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              | TOTAL LAND VALUE - MARKET 112,500 |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    | TOTAL MARKET VALUE 284,028      |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 | SOH/AGL Deduction 37,781        |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 3                | 100            | ASSESSED VALUE 246,247          |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 1                | 100            | TOTAL EXEMPTION VALUE 0         |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 | BASE TAXABLE VALUE 246,247      |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100         | TOTAL JUST VALUE 284,028        |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 100            | NCON VALUE 0                    |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                 | 06               | DIST 1D 100    | INCOME VALUE                    |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       | PREVIOUS YEAR MKT VALUE 228,935 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                           | 1,368            | 100            | 1993                            | 1,368            | 120,527              |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| FOP                                                                                                                                           | 110              | 30             | 1993                            | 33               | 2,907                |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| FSP                                                                                                                                           | 88               | 40             | 1993                            | 35               | 3,084                |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 1,566                           |                  | 1,436                | 126,518                     |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                |                                 |                  |                      | 45113 PRECIOUS PL, CALLAHAN |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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                                                                                                                                             | 0811             | CONCRETE B     | 0                               | 0                | 20                   | 28                          | 560.00         | SF             | 5.20        | 5.20           | 100       | 1994      | 1994        | 3       | 66            | 1,922                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                             | 0752             | USP            | 0                               | 0                | 10                   | 20                          | 200.00         | SF             | 15.00       | 15.00          | 100       | 1994      | 1994        | 3       | 20            | 600                          |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                             | 0511             | GARAGE CB-     | 0                               | 0                | 11                   | 21                          | 231.00         | SF             | 40.00       | 40.00          | 100       | 1995      | 1995        | 3       | 68            | 6,283                        |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                                 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION            | CAP              | R D                  | LOC ZONE                    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE    | ADJ UNIT PRICE               | LAND VALUE                        | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |  |  |  |
| 1                                                                                                                                             | 000100           | C              | RES                             | 0                | 0007                 | OR                          | 0.00           | 0.00           | 3.75        | AC             |           | 1.00      | 1.00        | 1.00    | 30,000.00     | 30,000.00                    | 112,500                           |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 01/24/2022 BY KBA Total Acres: 3.75 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 07/30/2025 BY SYS |                  |                |                                 |                  |                      |                             |                |                |             |                |           |           |             |         |               |                              |                                   |                             |      |         |      |     |    |        |  |  |  |  |  |

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