

LOT 5 (EX PWR LINE ESMT)
ELIZA JONES ESTATE OR 148/454
ESMT IN OR 2674-1672

JORDAN OTIS M
P O BOX 1604
CALLAHAN, FL 32011

2025

17-2N-25-0000-0011-0050



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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1993	1,464	155,325
FGR	600	55	1993	330	35,012
FOP	52	30	1993	16	1,698
FST	216	55	1993	119	12,626
FUS	1,334	100	1993	1,334	141,532
SFB	336	80	2021	269	28,540
USP	182	30	2002	55	5,835
TOTALS	4,184			3,587	380,567

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	100	32	24	768.00	SF	40.00	40.00	
2	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00	30.00	
3	0812	CONCRETE C	0	100	0	0	8,394.00	SF	2.80	2.80	
4	1127	BRICK 8"	0	100	28	4	112.00	SF	11.00	11.00	

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	0007	OR	0.00	0.00	5.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,587	95.4000	125.93	451,711	1983	1990	0	0	15.75	84.25

1 SNGL FAM - 100% - 0

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1 6	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										380,567	
TOTAL MARKET OB/XF VALUE										30,389	
TOTAL LAND VALUE - MARKET										97,500	
TOTAL MARKET VALUE										508,456	
SOH/AGL Deduction										255,564	
ASSESSED VALUE										252,892	
TOTAL EXEMPTION VALUE										HX HB WR 55,722	
BASE TAXABLE VALUE										197,170	
TOTAL JUST VALUE										508,456	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										483,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0233/0497	2/01/1977	WD	U	V		3,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 SFB=[YR=2021] N12 W28 S12 E28 \$ W31 FST=[YR=1993] W18 USP=[YR=2002] W14 S13 E14 FGR=[YR=1993] S23 E25 N24 W25 S1 \$ N13 \$ S12 E18 N12 \$ S12 E7 S15 E14 FOP=[YR=1993] S4 E13 N4 W13 \$ E13 S4 E21 N31 \$ PTR= E15 FUS=[YR=1993] E46 S29 W46 N29 \$ W15 \$.											

TOTAL OB/XF											
30,389											
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	0007	OR	0.00	0.00	5.00	AC	