PT LOT 10 IN OR 666/775
(EX UTIL ESMT IN OR 448/321)
ELIZA JONES ESTATE OR 148/454

JONES DELORIS N
P O BOX 1336
CALLAHAN, FL 32011-1336

2025

17-2N-25-0000-0011-0102

BUILDING CHARACTERISTICS

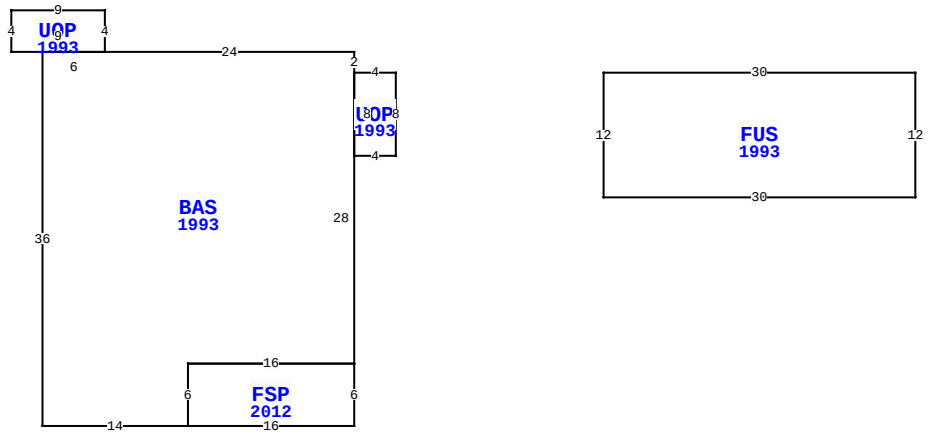
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	984	100	1993	984	100,002
FSP	96	40	2012	38	3,862
FUS	360	100	1993	360	36,587
UOP	32	20	1993	6	610
UOP	36	20	1993	7	711
TOTALS	1,508			1,395	141,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,395	116.4800	116.48	162,490	1993	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 0 Heated Area: 1344 HX Base Yr



45776 JONES WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		141,773
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		186,773
SOH/AGL Deduction		100,424
ASSESSED VALUE		86,349
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		30,627
TOTAL JUST VALUE		186,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,461

EYB ADJSTD FOR NEW ROOF: 10/22TW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008314	REPAIR/RRF	10,350	05/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0666/0775	9/09/1992	QC	Q	V	01	100
GRANTOR: JONES LATHERN & A						
GRANTEE: JONES THEODORE & D						
0315/0707	6/01/1980	WD	Q	V		2,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W4 BAS=[YR=1993] N2 W24 UOP=[YR=1993] N4 W9 S4 E9$ W6 S36 E14 FSP=[YR=2012] E16 N6 W16 S6$ N6 E16 N28$ S8 E4 N8$ PTR=E20 FUS=[YR=1993] E30 S12 W30 N12$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS