PT LOT 10 IN OR 1470/27
ELIZA JONES ESTATE OR 148/454

JONES ALICE
45772 JONES WAY
CALLAHAN, FL 32011

2025

17-2N-25-0000-0011-0104

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

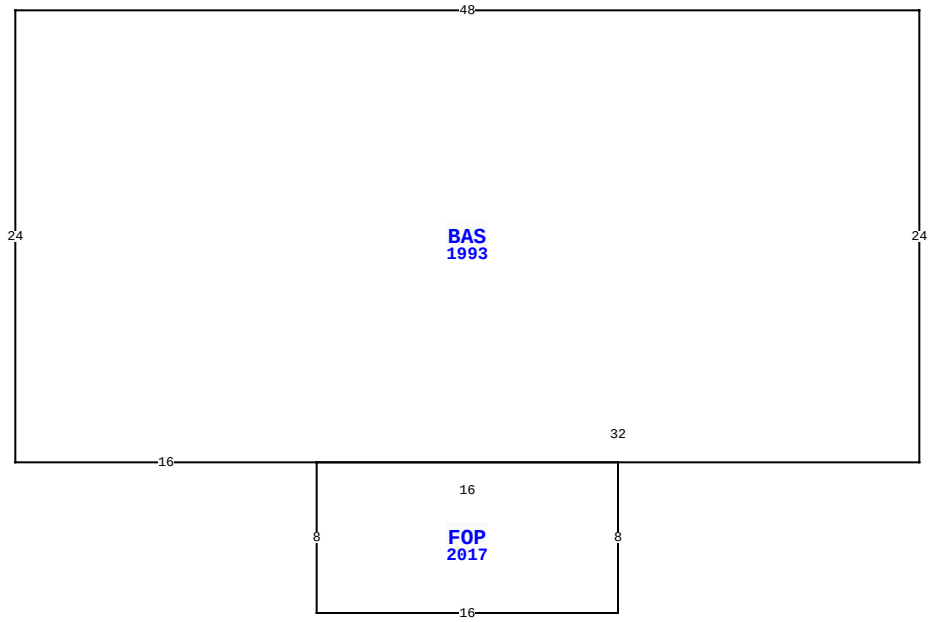
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	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	1,152	100	1993	1,152	105,965
FOP	128	30	2017	38	3,496
TOTALS	1,280			1,190	109,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,190	109.1800	109.18	129,924	1984	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



45772 JONES WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	109,461
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	154,461
SOH/AGL Deduction	17,104
ASSESSED VALUE	137,357
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,357
TOTAL JUST VALUE	154,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,296

EYB ADJSTD FOR NEW ROOF: 10/23KW

MISC STRG = NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/0027	1/08/2007	QC	U	I	07	100
GRANTOR: JONES LATHERN & ALICE						
GRANTEE: JONES LATHERN & ALI						
0813/0587	11/13/1997	QC	Q	I	06	100
GRANTOR: JONES LATHERN B						
GRANTEE: JONES LATHERN & ALI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E16 FOP=[YR=2017] S8 E16 N8 W16$ E32 N24$.

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	0	0007	OR	174.00	250.00	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