

RAMSEY LEONARD G & JENNIFER
45183 PRECIOUS PLACE
CALLAHAN, FL 32011

2025

17-2N-25-0000-0011-0120

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur

3003

VINYL 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units

12051403040201

MODULAR MT 100 DRYWALL 100 CARPET 100 CENTRAL 100 AIR DUCTED 100 3 100 2 100 WOOD FRAME 100 1. 1. 100 0 100

Quality

03

Quality Level 03

DOR CODE

0200

MOBILE HOME

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

1,620

100

1993

1,620

56,246

TOTALS

1,620

1,620

56,246

EXTRA FEATURES

45183 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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1992

1992

3

70

2,450

2

0810

CONCRETE A

0 100

0

0

338.00

SF

6.50

6.50

100

1997

1997

3

72

1,582

3

0752

USP

0 100

12

20

240.00

SF

15.00

15.00

100

1997

1997

3

24

864

4

0751

UOP

0 100

8

12

96.00

SF

10.00

10.00

100

2009

2009

3

52

499

LAND DESCRIPTION

TOTAL OB/XF

5,395

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

100

0007

OR

0.00

0.00

1.27

AC

1.00

1.00

1.00

45,000.00

45,000.00

57,150

2

000100

C

RES

100

OR

0.00

0.00

1.27

AC

1.00

1.00

1.00

45,000.00

45,000.00

57,150

REVIEW DATE

01/24/2022

BY

KB

Total Acres:

2.54

Total Land Value:

114,300

Market:

0

Agricultural:

0

Common:

114,300

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0820

02

1,620

124.0000

99.20

160,704

1992

1997

0

0

0

65.00

35.00

Heated Area:

1620

HX Base Yr

1992

BAS

1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

2448/0749

1/18/2021

QC

U

V

V

11

3,700

GRANTOR:

FRISON HILDA JONES

GRANTEE:

RAMSEY LEONARD G &

0609/0968

10/15/1990

WD

U

V

V

10

100

GRANTOR:

JONES DOROTHY ET AL

GRANTEE:

RAMSEY LEONARD & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27\$.

NASSAU COUNTY PROPERTY

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