PT OF LOT 3 IN OR 867/1401
ELIZA JONES ESTATE OR 148/454

GREEN EDWARD H
45157 PRECIOUS PLACE
CALLAHAN, FL 32011

2025

17-2N-25-0000-0011-0150

BUILDING CHARACTERISTICS

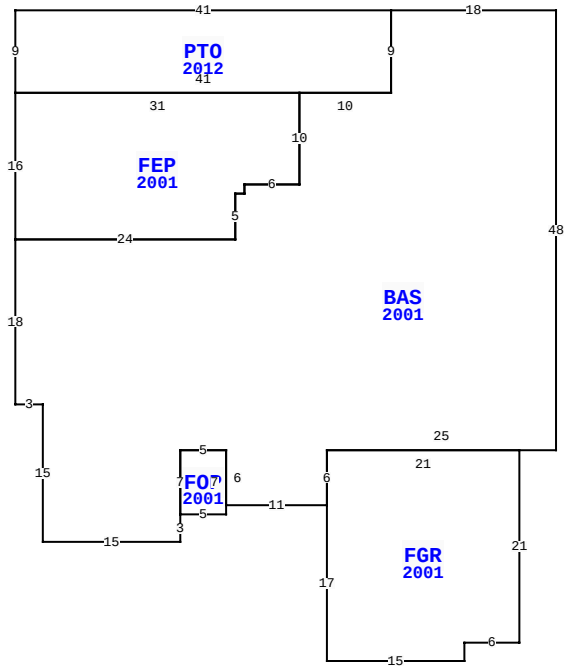
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,209	100	2001	2,209	229,846
FEP	455	80	2001	364	37,874
FGR	471	55	2001	259	26,949
FOP	35	30	2001	10	1,040
PTO	369	5	2012	18	1,873
TOTALS	3,539			2,860	297,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,860	95.2596	125.74	359,616	2001	2001	0	0	0	17.25	82.75

2 SNGL FAM – 100% - 2002 Heated Area: 2209 HX Base Yr 2002



45157 PRECIOUS PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		297,582
TOTAL MARKET OB/XF VALUE		17,927
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		371,759
SOH/AGL Deduction		199,775
ASSESSED VALUE		171,984
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,262
TOTAL JUST VALUE		371,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R13040	RE-ROOF	10,000	08/01/2012
B006747	NEW CONSTR	102,666	03/01/2000
B941303	ADDITION	1,800	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1549	3/06/2020	QC	U	I	11	100
GRANTOR: GREEN MILDRED I						
GRANTEE: GREEN EDWARD H						
0867/1419	2/11/1999	QC	Q	I	01	100
GRANTOR: JACKSON LEONARD						
GRANTEE: GREEN MILDRED I & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 PTO=[YR=2012] W41 S9 FEP=[YR=2001] S16 E24 N5 E1 N1 E6 N10 W31$ E41 N9$ S9 W10 S10 W6 S1 W1 S5 W24 S18 E3 S15 E15N3 FOP=[YR=2001] E5 N7 W5 S7$ N7 E5 S6 E11 FGR=[YR=2001] S17 E15 N2 E6 N21 W21 S6$ N6 E25 N48$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0811	CONCRETE B	0	100	0	0	962.00	SF	5.20	5.20	100	2000	2000	3	77	3,852	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
4	0812	CONCRETE C	0	100	0	0	3,212.00	SF	4.00	4.00	100	2003	2003	3	82	10,535	

LAND DESCRIPTION

TOTAL OB/XF 17,927

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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 01/24/2022 BY KBA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS