

IN OR 2152/1458
ESMT IN OR 411/704
ESMT IN OR 2651-1788

MELTON IVORY R JR
45094 HILL RD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0016-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 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	03	CENTRAL 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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	65,751
FSP	128	40	1993	51	2,911
TOTALS	1,280			1,203	68,662

EXTRA FEATURES

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	0351	CARPORT MT	0	0	21	20			7.50	100	1990	1990	3	20	630	
2	0510	GARAGE WD-	0	0	22	21			35.00	100	2000	2000	3	27	4,366	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,203	94.3400	94.34	113,491	1983	1983	0	0	0	39.50	60.50

1 SINGLE FAM - 0% - 0

Heated Area: 1152

HX Base Yr

24

48

24

31

17

16

8

8

16

BAS

1993

FSP

1993

BLD DATE

IGL DATE

TOTAL OB/XF													4,996									
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NASSAU COUNTY PROPERTY										PAGE 1 of 1										6	
VALUATION SUMMARY																					
VALUATION BY											STANDARD										
Tax Group: 6											Tax Dist:										
BUILDING MARKET VALUE											68,662										
TOTAL MARKET OB/XF VALUE											4,996										
TOTAL LAND VALUE - MARKET											45,000										
TOTAL MARKET VALUE											118,658										
SOH/AGL Deduction											12,542										
ASSESSED VALUE											106,116										
TOTAL EXEMPTION VALUE											0										
BASE TAXABLE VALUE											106,116										
TOTAL JUST VALUE											118,658										
NCON VALUE											0										
INCOME VALUE																					
PREVIOUS YEAR MKT VALUE											106,193										