IN OR 964/114

BARTLEY CATHRYN &/BAILEY ALMA
45131 ROBERTS ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0020-0000

BUILDING CHARACTERISTICS

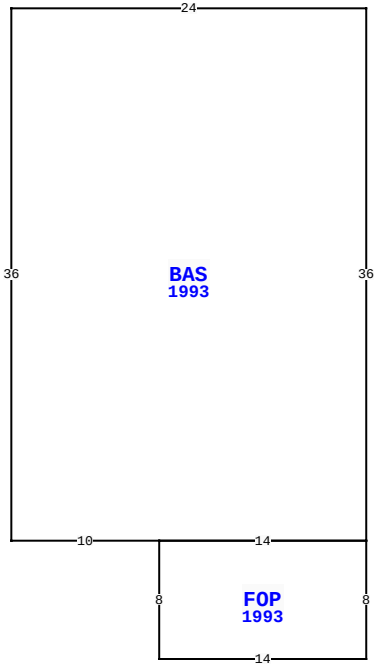
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 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	864	100	1993	864	55,404
FOP	112	30	1993	34	2,180
TOTALS	976			898	57,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	898	102.6000	102.60	92,135	1948	1948	0	0	0	37.50	62.50

1 SINGLE FAM – 100% - 2000 Heated Area: 864 HX Base Yr 2000



45131 ROBERTS RD, 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		57,584
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		102,584
SOH/AGL Deduction		65,063
ASSESSED VALUE		37,521
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,521
TOTAL JUST VALUE		102,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0964/0114	12/28/2000	QC	Q	I	01	100
GRANTOR: BAILEY ALMA & CATHRYN						
GRANTEE: BAILEY ALMA & CATHR						
0840/1695	7/14/1998	QC	U	I	07	100
GRANTOR: LAWRENCE ALMA L/E						
GRANTEE: BAILEY ALMA & BARTL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S36 E10 FOP=[YR=1993] S8 E14 N8 W14$ E14 N36$.

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS