PT OF SE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 317/122

WAY HENRY JAMES JR
PO BOX 209
CALLAHAN, FL 32011-0209

2025

19-2N-25-0000-0044-0000

BUILDING CHARACTERISTICS

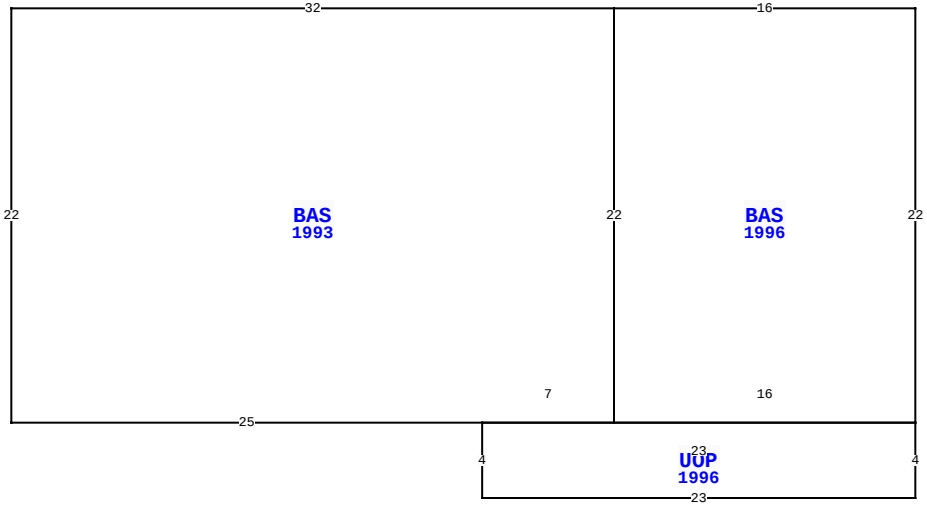
ELEMENT	CD	CONSTRUCTION
Exterior Wall	09	CORG ASB 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	704	100	1993	704	44,149
BAS	352	100	1996	352	22,074
UOP	92	20	1996	18	1,129
TOTALS	1,148			1,074	67,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,074	101.9720	101.97	109,516	1959	1965	0	0	0	38.50	61.50

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



450244 OLD DIXIE HWY, CALLAHAN

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

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	0510	GARAGE WD-	0	0	19	22	418.00	SF	35.00	35.00	100	1965	1965	3	20	2,926	
2	0811	CONCRETE B	0	0	0	0	702.00	SF	5.20	5.20	100	1975	1975	3	25	913	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	67,352
TOTAL MARKET OB/XF VALUE	3,839
TOTAL LAND VALUE - MARKET	9,000
TOTAL MARKET VALUE	80,191
SOH/AGL Deduction	4,653
ASSESSED VALUE	75,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,538
TOTAL JUST VALUE	80,191
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213154	REPAIR/RRF	6,100	10/01/2012
B26220	REMODEL	2,851	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0038	8/11/2022	QC	U	I	11	54,300
GRANTOR: WAY TAMAR LANDON						
GRANTEE: WAY JAMES H JR						
2584/0036	8/11/2022	QC	U	I	11	54,300
GRANTOR: WAY TROY LAVON						
GRANTEE: WAY JAMES H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 BAS=[YR=1993] W32 S22 E25 UOP=[YR=1996] S4 E23 N4 W23 $ E7 N22 $ S22 E16 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 3,839

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	0004	OR	0.00	0.00	0.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	9,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.20 Total Land Value: 9,000 Market: 0 Agricultural: 0 Common: 9,000 PRINTED 07/30/2025 BY SYS