LOT 24
IN OR 1289/319
W H BRANDIES SURVEY OR 15/357

WILLIAMSON JAMES
45075 ROBERTS ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0056-0000

BUILDING CHARACTERISTICS

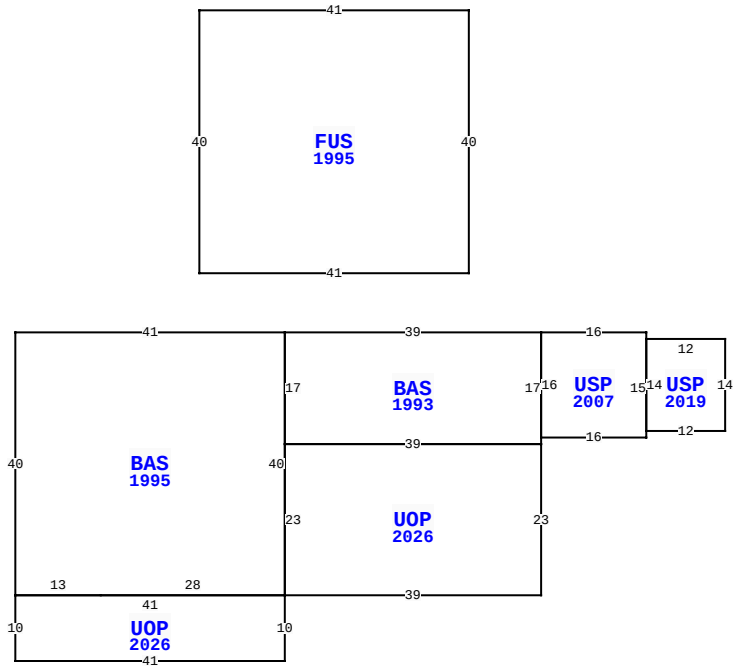
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 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	663	100	1993	663	47,838
BAS	1,640	100	1995	1,640	118,332
FUS	1,640	100	1995	1,640	118,332
UOP	410	20	2026	82	5,917
UOP	897	20	2026	179	12,916
USP	256	30	2007	77	5,556
USP	168	30	2019	50	3,608
TOTALS	5,674			4,331	312,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,331	84.3920	84.39	365,493	1960	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 3943 HX Base Yr



45075 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	312,497
TOTAL MARKET OB/XF VALUE	31,733
TOTAL LAND VALUE - MARKET	12,150
TOTAL MARKET VALUE	356,380
SOH/AGL Deduction	11,842
ASSESSED VALUE	344,538
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,538
TOTAL JUST VALUE	356,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,512

POOL IS ACTUALLY ON 019-2N-25-0000-0017-0020 BUT A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20708	SWIM POOL	17,000	10/01/2007
M961838	H/AC	0	09/01/1996
B1715	ADDITION	56,000	02/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0319	1/19/2005	WD	Q	I		190,000
GRANTOR: BAILEY ALMA E						
GRANTEE: WILLIAMSON JAMES						
0876/0484	3/26/1999	QC	U	I	07	100
GRANTOR: ELEBY DAVID & MOZELLE						
GRANTEE: BAILEY ALMA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-67,-1] W41 S40 E13 E28 N40 $
FUS=[YR=1995;ORIG=-39,-10] N40 W41 S40 E41 $
BAS=[YR=1993;ORIG=-28,-1] W39 S17 E39 N17 $
PTR=[ORIG=0,0] N10 W39 S10 E39 $
USP=[YR=2007;ORIG=-12,0] N1 W16 S16 E16 N15 $
USP=[YR=2019;ORIG=0,0] W12 S14 E12 N14 $
UOP=[YR=2026;ORIG=-108,39] E41 S10 W41 N10 $
UOP=[YR=2026;ORIG=-67,16] E39 S23 W39 N23 $
.

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	0812	CONCRETE C	0	0	0	0	1,989.00	SF	4.00	4.00	100	1996	1996	3	70	5,569	
2	0810	CONCRETE A	0	0	0	0	289.00	SF	6.50	6.50	100	2005	2005	3	84	1,578	
3	0811	CONCRETE B	0	0	0	0	576.00	SF	5.20	5.20	100	2007	2007	3	87	2,606	
4	0861	POOL GUNIT	0	0	30	13	390.00	SF	85.00	85.00	100	2008	2008	3	48	15,912	
5	0855	CONC PAVER	0	0	0	0	500.00	SF	10.00	10.00	100	2008	2008	3	88	4,400	
6	0462	ST/AL FNC	0	0	34	0	170.00	SF	10.00	10.00	100	2008	2008	3	48	816	
7	1076	TRELLIS A	0	0	0	0	160.00	SF	7.50	7.50	100	2014	2014	3	71	852	

LAND DESCRIPTION

TOTAL OB/XF 31,733

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		RM	0.00	0.00	0.27	AC		1.00	1.00	1.00	45,000.00	45,000.00	12,150							

REVIEW DATE 05/18/2022 BY TWA Total Acres: 0.27 Total Land Value: 12,150 Market: 0 Agricultural: 0 Common: 12,150 PRINTED 07/30/2025 BY SYS