LOT 23
IN OR 683/705
W H BRANDIES SURVEY OR 15/357

JACKSON ALMA E EST/WILLIAMSON JAMES JR
45075 ROBERTS RD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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
Quality	03	Quality Level 03

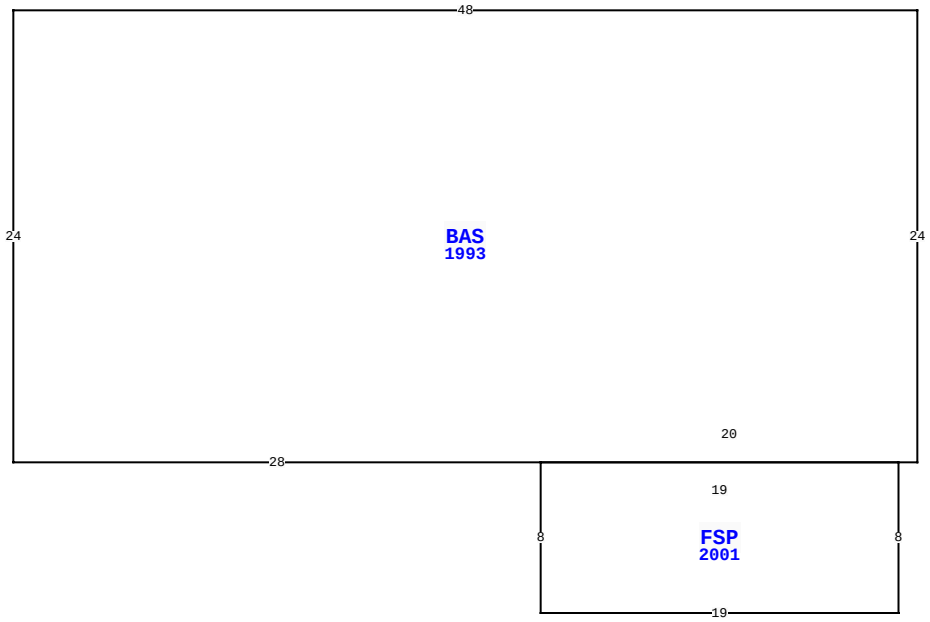
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	32,514
FSP	152	60	2001	91	2,568
TOTALS	1,304			1,243	35,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,243	117.6000	94.08	116,941	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



45019 ELMWOOD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,082
TOTAL MARKET OB/XF VALUE	928
TOTAL LAND VALUE - MARKET	9,450
TOTAL MARKET VALUE	45,460
SOH/AGL Deduction	7,049
ASSESSED VALUE	38,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,411
TOTAL JUST VALUE	45,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996336	XFOB	8,380	08/01/1999
V990049	REMODEL	3,000	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0683/0705	6/22/1993	WD	Q	I	01	100
GRANTOR: GRANT MAGGIE						
GRANTEE: WILLIAMSON JAMES JR						
0015/0357	7/19/1961	WD	U	V	10	100
GRANTOR: BRANDIES W H						
GRANTEE: WHITFIELD NETTIE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E28 FSP=[YR=2001] S8 E19 N8 W19 $ E20 N24 $.

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	0755	FSP	0	0	16	10	160.00	SF	20.00	20.00	100	1999	1999	3	20	640	
2	0755	FSP	0	0	9	8	72.00	SF	20.00	20.00	100	1999	1999	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 928

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	0.21	AC		1.00	1.00	1.00	45,000.00	45,000.00	9,450							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.21 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450 PRINTED 07/30/2025 BY SYS