PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 821/527

WALKER DOUGLAS/WALKER KAY ANITA ET AL
45010 JOHNSON ROAD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0066-0000

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	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
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

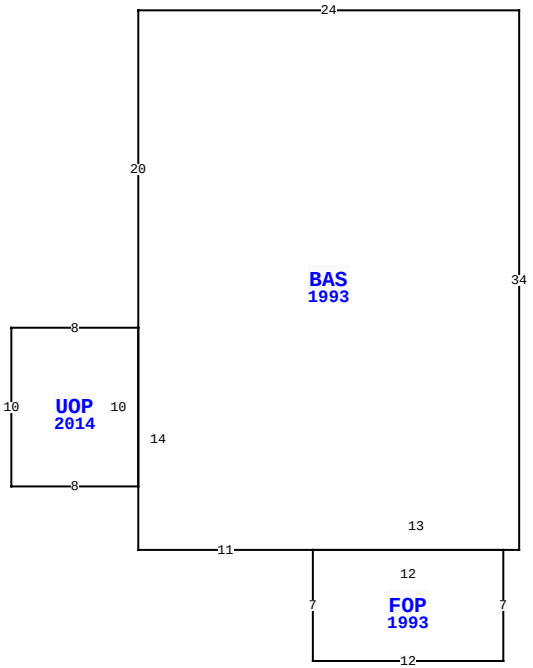
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	54,820
FOP	84	30	1993	25	1,680
UOP	80	20	2014	16	1,075
TOTALS	980			857	57,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	857	93.9600	93.96	80,524	1958	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 10% - 2000 Heated Area: 816 HX Base Yr 2000



45085 COLSON 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		57,575
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,150
TOTAL MARKET VALUE		60,725
SOH/AGL Deduction		10,163
ASSESSED VALUE		50,562
TOTAL EXEMPTION VALUE	HA HAB	3,325
BASE TAXABLE VALUE		47,237
TOTAL JUST VALUE		60,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0821/0527	2/02/1998	WD	Q	I	01	100
GRANTOR: MOSS MARY L & PAUL						
GRANTEE: WALKER TERRENCE T E						
0820/1347	1/26/1998	PR	Q	I	01	100
GRANTOR: MOSS MARY L P/R						
GRANTEE: MOSS MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 UOP=[YR=2014] W8 S10 E8 N10$S14 E11
FOP=[YR=1993] S7 E12 N7 W12$ E13 N34$.

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	10		RM	0.00	0.00	0.14	AC		1.00	1.00	0.50	45,000.00	22,500.00	3,150							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.14 Total Land Value: 3,150 Market: 0 Agricultural: 0 Common: 3,150 PRINTED 07/30/2025 BY SYS