

LOT 32
IN OR 1559/622
W H BRANDIES SURVEY OR 15/357

COBB LORETTA V
PO BOX 1593
CALLAHAN, FL 32011-1593

2025

19-2N-25-0000-0072-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	08	WD ON PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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
BAS	1,352	100
SFB	304	80
SFB	800	80
TOTALS	2,456	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,235	98.9800	98.98	221,220	1972	1975	0	0	33.50	66.50
1 SINGLE FAM - 100% - 2012 Heated Area: 2235 HX Base Yr 2012											
SFB 2007 SFB 2007 BAS 1993											
45111 JOHNSON RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0 100	0 0	921.00	SF	5.20	5.20	100	1975	1975

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RM	0.00	0.00	1.00	AC	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6					Tax Dist:								
BUILDING MARKET VALUE										147,111			
TOTAL MARKET OB/XF VALUE										1,197			
TOTAL LAND VALUE - MARKET										40,500			
TOTAL MARKET VALUE										188,808			
SOH/AGL Deduction										80,687			
ASSESSED VALUE										108,121			
TOTAL EXEMPTION VALUE					HX HB					50,722			
BASE TAXABLE VALUE										57,399			
TOTAL JUST VALUE										188,808			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										173,550			
SALES DATA													
OFF RECORD Number			DATE			TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1559/0622			4/03/2008			WD	Q	I	06	21,300			
GRANTOR: DEUTSCH BANK NATIONAL													
GRANTEE: COBB LORETTA V													
1540/0211			12/10/2007			CT	U	I	14	100			
GRANTOR: CLERK OF COURT													
GRANTEE: DEUTSCHE BANK NATIO													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W12 SFB=[YR=2007] N20 W2 SFB=[YR=2007] N8 W38 S8 E38\$ W38 S20 E40\$ W40 S26 E52 N26\$.													