

LOTS 28 & 29
IN OR 2534/1165
W H BRANDIES SURVEY OR 15/357

MITCHELL JAMES H SR & MARVA L/E/
45035 JOHNSON RD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0079-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	2,284	100	1993	2,284	223,608
BAS	340	100	1999	340	33,287
FCP	312	25	1993	78	7,637
FCP	432	25	1999	108	10,574
FOP	184	30	1999	55	5,385
PTO	384	5	1999	19	1,860
UEP	180	60	1999	108	10,574
TOTALS	4,116			2,992	292,923

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,241.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0510	GARAGE WD-	0	100	24	16	384.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RM	0.00	0.00	1.00	AC	
2	000100	C	RES	100		RM	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,992	117.6000	117.60	351,859	1969	2004	0	0	0 16.75	83.25
2 SINGLE FAM - 100% - 2000											
Heated Area: 2624											
HX Base Yr 2000											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
45035 JOHNSON RD, CALLAHAN				05/09/2025 MLU			

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						292,923					
TOTAL MARKET OB/XF VALUE						13,600					
TOTAL LAND VALUE - MARKET						42,000					
TOTAL MARKET VALUE						348,523					
SOH/AGL Deduction						153,073					
ASSESSED VALUE						195,450					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						144,728					
TOTAL JUST VALUE						348,523					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						336,815					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11405	GARAGE	12,672	07/01/2003
R5253	REPAIR/RRF	800	07/01/2003
B985423	REMODEL	10,000	09/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1165	12/29/2021	LE	U	I	14	100
GRANTOR: MITCHELL JAMES H & MA						
GRANTEE: MITCHELL JAMES H SR						
0447/0168	2/27/1985	WD	U	V	16	2,000
GRANTOR: WILLIAMS E T & HENRIE						
GRANTEE: MITCHELL JAMES HENR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1999] W18 FCP=[YR=1993] W13 BAS=[YR=1993] N26 W26 PTO=[YR=1999] W14 S6 W10 BAS=[YR=1999] W17 S20 E17 N20\$ S20 E4 UEP=[YR=1999] E20 N9 W20 S9\$ N9 E20 N17\$ S26 W41 S24 E34 FOP=[YR=1999] S8 E23 N8 W23\$ E33 N24 \$ S24 E13 N24\$ S24 E18 N24\$.											