

LOT 25
W H BRANDIES SURVEY OR 15/357
ESMT IN OR 2674-1810

WILLIAMS MACY ANN EST/ROBERT CHAIRES
C/O ROBERT CHAIRES, P O BOX 465
CALLAHAN, FL 32011-0468

2025

19-2N-25-0000-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 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	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
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NEIGHBORHOOD/LOC	8001.00
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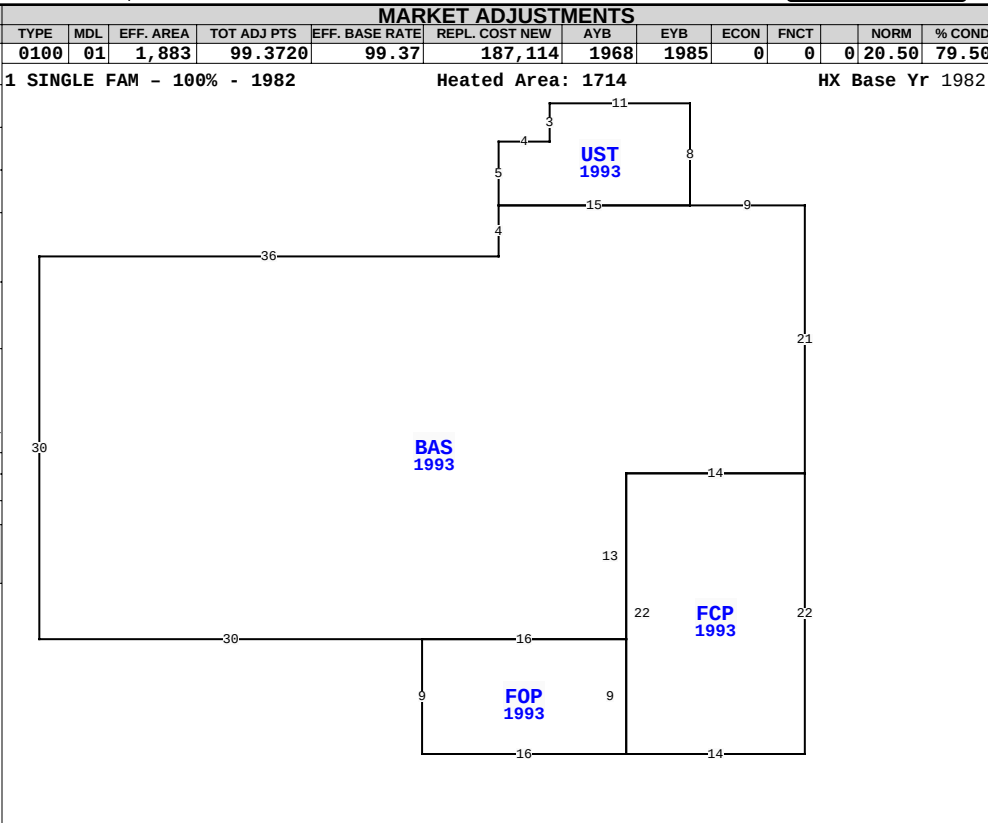
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	1993	1,714	135,404
FCP	308	25	1993	77	6,083
FOP	144	30	1993	43	3,397
UST	108	45	1993	49	3,871

TOTALS	2,274			1,883	148,756
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	14	36	504.00	SF	6.50
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00
4	0820	WOOD WALK	0	100	0	0	130.00	SF	11.75

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	0.00	0.00	0.24

REVIEW DATE	01/06/2023	BY	KWA
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45021 COLSON RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0810	CONCRETE A	0	100	14	36	504.00	SF	6.50	6.50	100	1967	1967	3	20	655	
2	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1968	1968	3	20	70	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1988	1988	3	20	480	
4	0820	WOOD WALK	0	100	0	0	130.00	SF	11.75	11.75	100	2005	2005	3	40	611	

TOTAL OB/XF													1,816	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA			
RM	0.00	0.00	0.24	AC		1.00	1.00	1.00	45,000.00	45,000.00				

Total Acres: 0.24	Total Land Value: 10,800	Market: 0	Agricultural: 0	Common: 10,800
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		148,756	
TOTAL MARKET OB/XF VALUE		1,816	
TOTAL LAND VALUE - MARKET		10,800	
TOTAL MARKET VALUE		161,372	
SOH/AGL Deduction		84,422	
ASSESSED VALUE		76,950	
TOTAL EXEMPTION VALUE		HX HB WR 55,722	
BASE TAXABLE VALUE		21,228	
TOTAL JUST VALUE		161,372	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005469	REPAIR/RRF	11,635	08/01/2017
B23580	REPAIR/RRF	450	05/01/2010
E11815	NEW CONSTR	300	10/01/2003
B11747	REMODEL	9,000	09/01/2003
B985533	REMODEL	6,000	11/01/1998

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0529/0929	9/25/1987	WD	U	I	24	100			
GRANTOR: WILLIAMS LAWRENCE ES									
GRANTEE: WILLIAMS MACY ANN (									
0328/0236	1/01/1981	FS	U	I		400			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W9 UST=[YR=1993] N8 W11 S3 W4 S5 E15\$ W15 S4 W36 S30 E30 FOP=[YR=1993] S9 E16 FCP=[YR=1993] E14 N22 W14 S22\$ N9 W16\$ E16 N13 E14 N21\$.									