PT E1/2 OF NW1/4 OF SE1/4 OF
SEC 19-2N-25E IN OR 1141/370

ARLINE CONNIE JONES/JONES CURTIS ET AL
45207 JOHNSON RD
CALLAHAN, FL 32011

2025

19-2N-25-0000-0090-0000

BUILDING CHARACTERISTICS

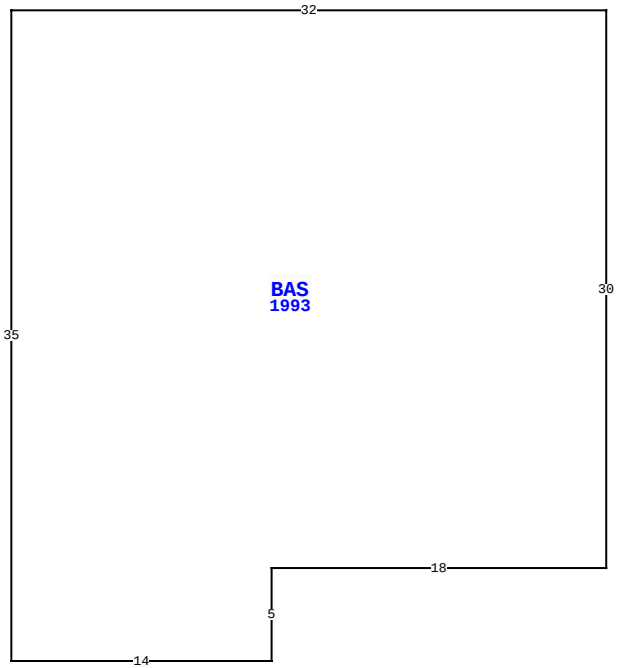
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,030	100	1993	1,030	76,216
TOTALS	1,030			1,030	76,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,030	93.3660	93.37	96,171	1964	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 70% - 2004 Heated Area: 1030 HX Base Yr 2004



45207 JOHNSON RD, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		76,216
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		112,216
SOH/AGL Deduction		50,288
ASSESSED VALUE		61,928
TOTAL EXEMPTION VALUE	HA HAB SX	32,810
BASE TAXABLE VALUE		29,118
TOTAL JUST VALUE		112,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,632

STRG BLDGS @ 45209 = NV __ APPEARS TO BE ALL CONN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313554	REMODEL	5,000	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1141/0370	5/30/2003	QC	Q	I	01	100
GRANTOR: JONES AARON JR ETAL						
GRANTEE: ARLINE CONNIE JONES						
0047/0462	1/01/1964	TA	U	V		200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S35 E14 N5 E18 N30 $.

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	70	0005	RM	0.00	0.00	1.00	AC		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 11/29/2023 BY KWX Total Acres: 1.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS