PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 629/439

PACE CLARA/JONES MINNIE ET AL
637 19TH STREET
ORLANDO, FL 32805

2025

19-2N-25-0000-0131-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	03	Quality Level 03

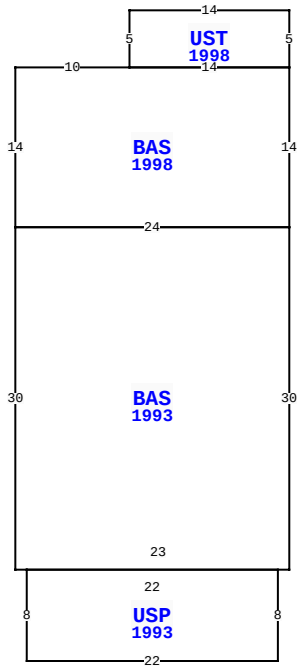
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	22,515
BAS	336	100	1998	336	10,507
USP	176	30	1993	53	1,658
UST	70	45	1998	32	1,001
TOTALS	1,302			1,141	35,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,141	62.5400	62.54	71,358	1924	1950	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1056 HX Base Yr



45002 CHAMPION LODGE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	35,679
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	80,679
SOH/AGL Deduction	13,993
ASSESSED VALUE	66,686
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,686
TOTAL JUST VALUE	80,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0629/0439	6/20/1991	WD	U	I	07	100

GRANTOR: JONES DOROTHY WHITE (
GRANTEE: JONES DOROTHY WHITE

0606/0450	9/04/1990	WD	Q	I	01	100

GRANTOR: JONES DOROTHY WHITE
GRANTEE: JONES DOROTHY ET AL

BUILDING NOTES

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

BUILDING DIMENSIONS

UST=[YR=1998] W14 S5 BAS=[YR=1998] W10 S14 BAS=[YR=1993] S30 E1 USP=[YR=1993] S8 E22 N8 W22 $ E23 N30 W24 $ E24 N14 W14 $ E14 N5 $.

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	0	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/28/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS