PT OF LOT 26
IN OR 2331/1803
SUB OF SE1/4 OF NW1/4 PBK 1/12

BRAZELL THOMAS L
45131 R JONES RD
CALLAHAN, FL 32011

2025

19-2N-25-3020-0026-0010

BUILDING CHARACTERISTICS

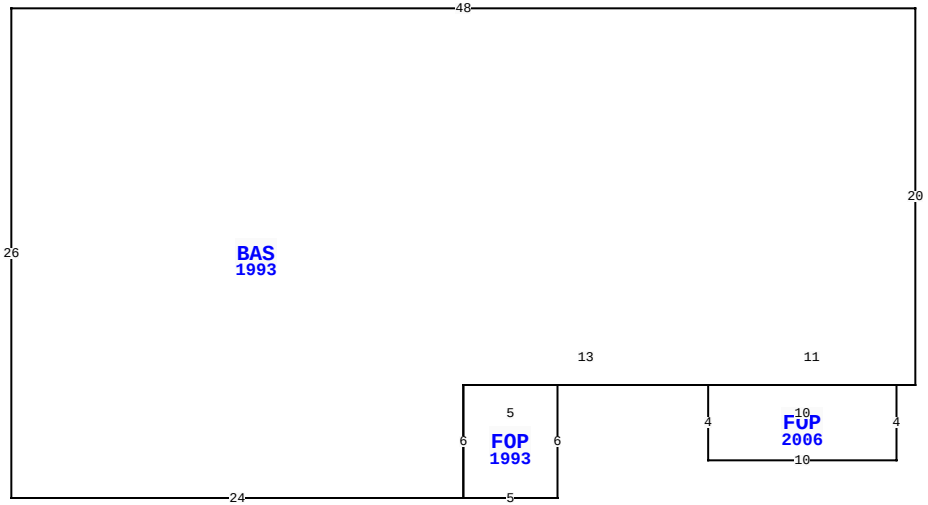
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,104	100	1993	1,104	76,978
FOP	30	30	1993	9	628
FOP	40	30	2006	12	837
TOTALS	1,174			1,125	78,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,125	97.5200	97.52	109,710	1966	1970	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1104 HX Base Yr 2025



45131 R JONES RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		78,443
TOTAL MARKET OB/XF VALUE		630
TOTAL LAND VALUE - MARKET		10,395
TOTAL MARKET VALUE		89,468
SOH/AGL Deduction		0
ASSESSED VALUE		89,468
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		33,746
TOTAL JUST VALUE		89,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		29,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002390	REPAIR/RRF	2,000	03/17/2020
E985003	CHNGE SRVC	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1803	12/30/2019	TD	U	I	19	20,000
GRANTOR: SMITH ALEXANDER G TRS						
GRANTEE: BRAZELL THOMAS L						
0739/1995	9/25/1995	QC	U	I	07	100
GRANTOR: WILEY NATHANIEL & CAT						
GRANTEE: WILEY CATHERIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S26 E24 FOP=[YR=1993] E5 N6 W5 S6$N6 E13
FOP=[YR=2006] S4 E10 N4 W10 $ E11 N20$.

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
1	0810	CONCRETE A	0	100	10	16	160.00	SF	6.50	6.50	100	1985	1985	3	44	458	
2	0810	CONCRETE A	0	100	10	6	60.00	SF	6.50	6.50	100	1985	1985	3	44	172	

LAND DESCRIPTION

TOTAL OB/XF 630

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	100	0005	OR	0.00	0.00	0.21	AC		1.00	1.10	1.10	45,000.00	49,500.00	10,395							

REVIEW DATE 01/07/2021 BY KB Total Acres: 0.21 Total Land Value: 10,395 Market: 0 Agricultural: 0 Common: 10,395 PRINTED 07/30/2025 BY SYS