LOT 34
IN OR 2298/685
SUB OF SE1/4 OF NW1/4

WARNER DYLAN J
45108 R JONES RD
CALLAHAN, FL 32011

2025

19-2N-25-3020-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

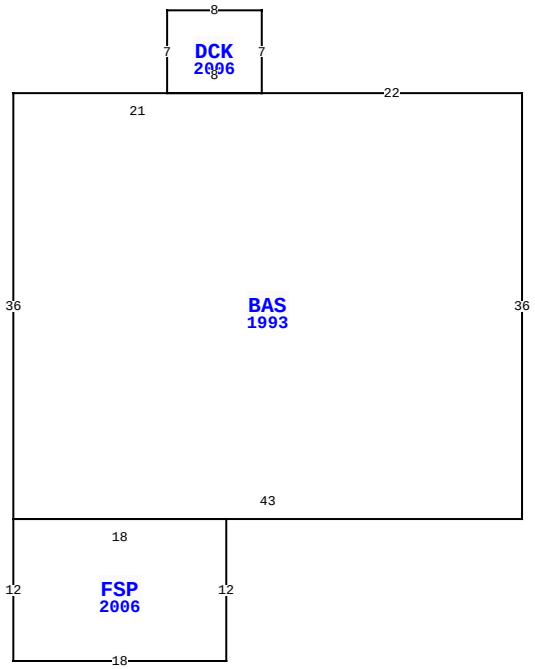
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,548	100	1993	1,548	152,961
DCK	56	10	2006	6	593
FSP	216	40	2006	86	8,498
TOTALS	1,820			1,640	162,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	115.5660	115.57	189,535	1960	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1548 HX Base Yr 2023



45108 R JONES RD, CALLAHAN

BLD DATE	04/24/2007 KW	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		162,052
TOTAL MARKET OB/XF VALUE		9,767
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		221,319
SOH/AGL Deduction		16,311
ASSESSED VALUE		205,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,286
TOTAL JUST VALUE		221,319
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005470	REPAIR/RRF	0	06/01/2019
93352	H/AC	2,700	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/0685	8/14/2019	WD	Q	I	01	169,000
GRANTOR: BOOTH CHRISTOPHER J &						
GRANTEE: WARNER DYLAN J						
1899/1208	1/24/2014	WD	Q	I	01	82,000
GRANTOR: BARNTHOUSE INVESTMENT						
GRANTEE: BOOTH CHRISTOPHER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 DCK=[YR=2006] N7 W8 S7 E8 $ W21S36
FSP=[YR=2006] S12 E18 N12 W18$ E43 N36 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	0810	CONCRETE A	0	100	0	0	314.00	SF	6.50	6.50	100	1980	1980	3	30	612	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
4	0350	CARPORT WD	0	100	10	12	120.00	SF	13.00	13.00	100	1995	1995	3	20	312	
5	0300	BOAT DCK W	0	100	12	12	144.00	SF	40.00	40.00	100	2000	2000	3	27	1,555	
6	0681	POLE SHED	0	100	20	18	360.00	SF	15.00	15.00	100	2014	2014	3	71	3,834	

LAND DESCRIPTION

TOTAL OB/XF 9,767

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	1.00	AC		1.00	1.00	1.10	45,000.00	49,500.00	49,500							

REVIEW DATE 11/26/2019 BY KB Total Acres: 1.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS