LOT 35
IN OR 2741/44
SUB OF SE1/4 OF NW1/4

BROUGHTON STEVEN MICHAEL JR/BENNETT CADI LOUISE
45116 R JONES RD
CALLAHAN, FL 32011

2025

19-2N-25-3020-0035-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

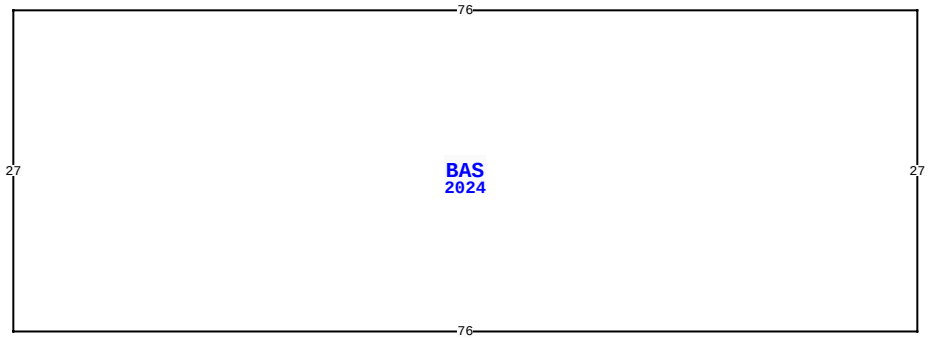
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2024	2,052	220,334
TOTALS	2,052			2,052	220,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	127.6000	108.46	222,560	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2052 HX Base Yr



45116 R JONES RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		220,334
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		269,834
SOH/AGL Deduction		0
ASSESSED VALUE		269,834
TOTAL EXEMPTION VALUE	13	269,834
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		269,834
NCON VALUE		220,334
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005878	NEW DOUBLE WIDE M	0	05/15/2024
MH240001870	2024 27*76 4/2 CH	0	02/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/44	9/25/2024	WD	Q	I	02	325,000
GRANTOR: MO 2023 R JONES ROAD						
GRANTEE: BROUGHTON STEVEN MI						
2675/1992	10/25/2023	TD	Q	V	01	49,900
GRANTOR: EDWARDS MICHAEL D EXE						
GRANTEE: MO 2023 R JONES ROA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E76 S27 W76 N27 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.10	45,000.00	49,500.00	49,500							

REVIEW DATE 04/17/2024 BY TW Total Acres: 1.00 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 07/30/2025 BY SYS