LOT 2
DIANA JONES ESTATE SUB
OR 29/495

MORGAN BOBBIE LOU
P O BOX 404
CALLAHAN, FL 32011-0404

2025

19-2N-25-3040-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45092 JOHNSON RD, 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	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	40,500
TOTAL MARKET VALUE	41,000
SOH/AGL Deduction	16,619
ASSESSED VALUE	24,381
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,381
TOTAL JUST VALUE	41,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,000

S/W USED AS GRG-STRG-UT 12X42

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		RM	0.00	0.00	1.00	AC		1.00	1.00	0.90	45,000.00	40,500.00	40,500							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 1.00 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 07/30/2025 BY SYS