PT SECC 30-2N-25E IN
OR 2548/1255

JONES NADINE L L/E/
45324 MORGAN CIRCLE
CALLAHAN, FL 32011

2025

30-2N-25-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

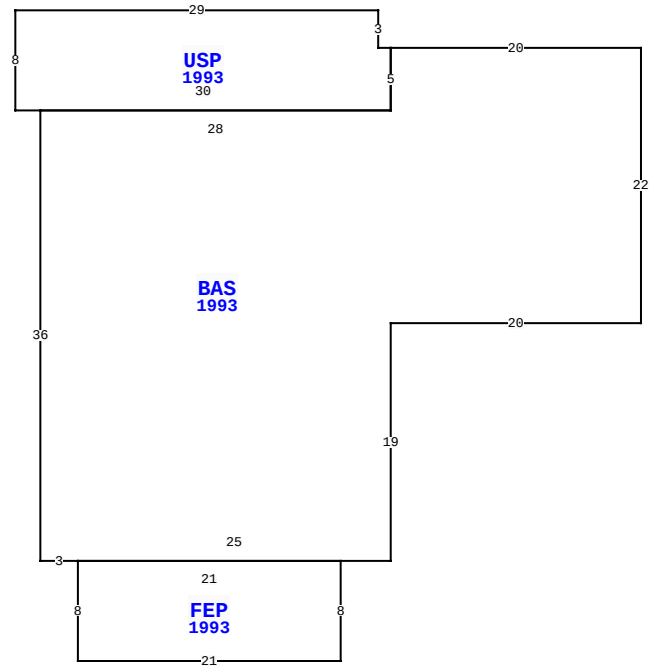
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1993	1,448	119,295
FEP	168	80	1993	134	11,040
USP	237	30	1993	71	5,850
TOTALS	1,853			1,653	136,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,653	109.1200	109.12	180,375	1957	1970	0	0	0	24.50	75.50

1 SINGLE FAM – 100% - 0 Heated Area: 1448 HX Base Yr



45324 MORGAN CIR, 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		136,183
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		194,683
SOH/AGL Deduction		155,669
ASSESSED VALUE		39,014
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,014
TOTAL JUST VALUE		194,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23810	REPAIR/RRF	525	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2548/1255	3/22/2022	WD	U	I	11	100
GRANTOR: JONES NADINE L						
GRANTEE: JONES NADINE L L/E						
2436/681	2/23/2021	LE	U	I	11	100
GRANTOR: JONES NADINE						
GRANTEE: JONES NADINE L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] W1 N3 W29 S8 E30 N5 $ S5 W28 S36 E3 FEP=[YR=1993] S8 E21 N8 W21 $ E25N19 E20 N22 $.

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

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	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS