PT OF LOT 1
IN OR 1238/917
SUB OF SEC 49 PB 2/15

LONG JOHN E
45101 LOURANAH LANE
CALLAHAN, FL 32011

2025

49-2N-25-4100-0001-0099

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

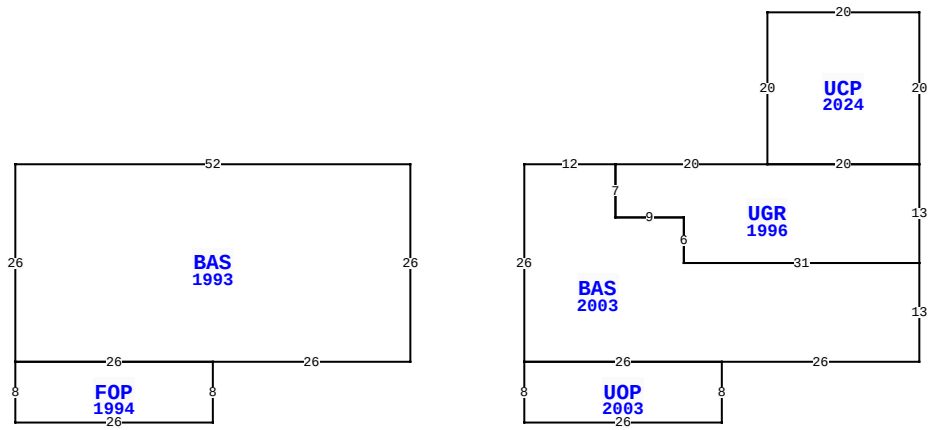
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,352	100	1993	1,352	129,181
BAS	886	100	2003	886	84,655
FOP	208	30	1994	62	5,924
UCP	400	20	2024	80	7,643
UGR	466	45	1996	210	20,065
UOP	208	20	2003	42	4,013
TOTALS	3,520			2,632	251,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,632	110.7792	110.78	291,573	1986	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2005 Heated Area: 2238 HX Base Yr 2005



45101 LOURANAH LN, 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		251,482
TOTAL MARKET OB/XF VALUE		9,676
TOTAL LAND VALUE - MARKET		53,550
TOTAL MARKET VALUE		314,708
SOH/AGL Deduction		161,333
ASSESSED VALUE		153,375
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,653
TOTAL JUST VALUE		314,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952391	GARAGE	22,984	12/01/1995
P951213	NEW CONSTR	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1238/0917	6/16/2004	WD	Q	I		190,000
GRANTOR: HOWARD JONATHAN W & J						
GRANTEE: LONG JOHN E						
0673/0026	12/31/1992	WD	Q	I	05	50,000
GRANTOR: MACDILL FEDERAL MRGE						
GRANTEE: HOWARD JONATHAN &						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	984.00	SF	5.20	5.20	100	1995	1995	3	68	3,479	
2	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	
3	0812	CONCRETE C	0	100	0	0	1,743.00	SF	4.00	4.00	100	2003	2003	3	82	5,717	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W52 S26 E26 E26 N26 $
BAS=[YR=2003;ORIG=15,0] E12 S7 E9 S6 E31 S13 W26 W26 N26 $
UCP=[YR=2024;ORIG=47,0] E20 N20 W20 S20 $
UGR=[YR=1996;ORIG=27,0] E20 E20 S13 W31 N6 W9 N7 $
FOP=[YR=1994;ORIG=-52,26] S8 E26 N8 W26 $
UOP=[YR=2003;ORIG=41,26] S8 W26 N8 E26 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,676

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	1.19	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,550							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.19 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550 PRINTED 07/30/2025 BY SYS