PAR 57 SEC 51 &
LOT 30 J P PAGE SUB
OR 917/41

WOMAC GERTRUDE E
P O BOX 522
CALLAHAN, FL 32011-0522

2025

51-2N-25-0000-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

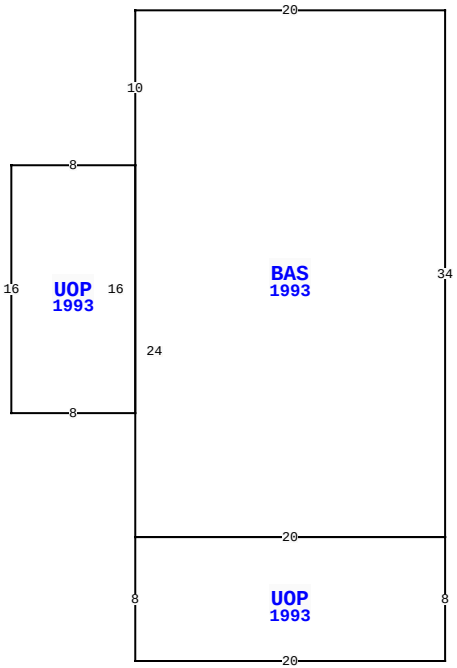
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	680	100	1993	680	59,807
UOP	128	20	1993	26	2,287
UOP	160	20	1993	32	2,814
TOTALS	968			738	64,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	738	112.0350	112.04	82,686	1962	1967	0	0	0	21.50	78.50

1 SINGLE FAM – 100% - 2015 Heated Area: 680 HX Base Yr 2015



45189 JAMES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		64,909
TOTAL MARKET OB/XF VALUE		2,540
TOTAL LAND VALUE - MARKET		10,000
TOTAL MARKET VALUE		77,449
SOH/AGL Deduction		31,775
ASSESSED VALUE		45,674
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,674
TOTAL JUST VALUE		77,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		74,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0917/0041	1/27/2000	QC	Q	I	01	100
GRANTOR: WOMAC CLIFFORD E & J						
GRANTEE: WOMAC CLIFFORD E ET						
0073/0035	1/01/1967	TA	U	I		3,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S10 UOP=[YR=1993] W8 S16 E8 N16 $ S24
UOP=[YR=1993] S8 E20 N8 W20 $ E20 N34 $.

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	0510	GARAGE WD-	0	100	16	20	320.00	SF	35.00	35.00	100	1990	1990	3	20	2,240	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2000	2000	3	77	300	

LAND DESCRIPTION

TOTAL OB/XF 2,540

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	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 0.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 07/30/2025 BY SYS