PT F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 1468/1494
{R673003}

JAMES SHIRLEY
PO BOX 645
CALLAHAN, FL 32011-0645

2025

51-2N-25-0000-0058-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

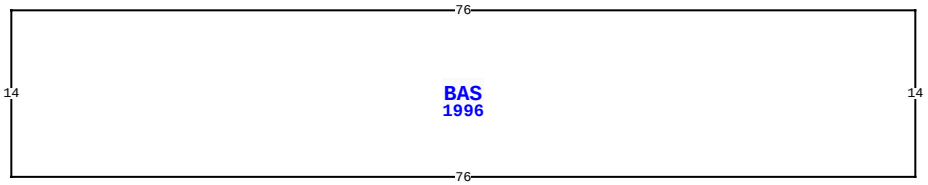
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1996	1,064	24,949
TOTALS	1,064			1,064	24,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	97.7000	78.16	83,162	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



45100 EVELYN ST, 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	24,949
TOTAL MARKET OB/XF VALUE	2,465
TOTAL LAND VALUE - MARKET	22,950
TOTAL MARKET VALUE	50,364
SOH/AGL Deduction	10,455
ASSESSED VALUE	39,909
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,909
TOTAL JUST VALUE	50,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,176

MISC STRG = NV: 10/23KW
1993 WEST R673003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/1494	12/29/2006	QC	Q	I	01	100
GRANTOR: ELMORE JAMIE L & SHIR						
GRANTEE: JAMES SHIRLEY						
1464/0122	12/07/2006	AD	Q	I	06	4,200
GRANTOR: QUATTLEBAUM SHERRY						
GRANTEE: JAMES SHIRLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S14 E76 N14$.

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	1	0	0	0	600.00	SF	5.20	5.20	100	2024	2001		79	2,465	

LAND DESCRIPTION

TOTAL OB/XF 2,465

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	0.51	AC		1.00	1.00	1.00	45,000.00	45,000.00	22,950							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.51 Total Land Value: 22,950 Market: 0 Agricultural: 0 Common: 22,950 PRINTED 07/30/2025 BY SYS