LOT 24 R622068
J P PAGE SUB PB 3/20

PATRICK ADRIAN III & HEATHER L
P O BOX 813
CALLAHAN, FL 32011

2025

51-2N-25-4170-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

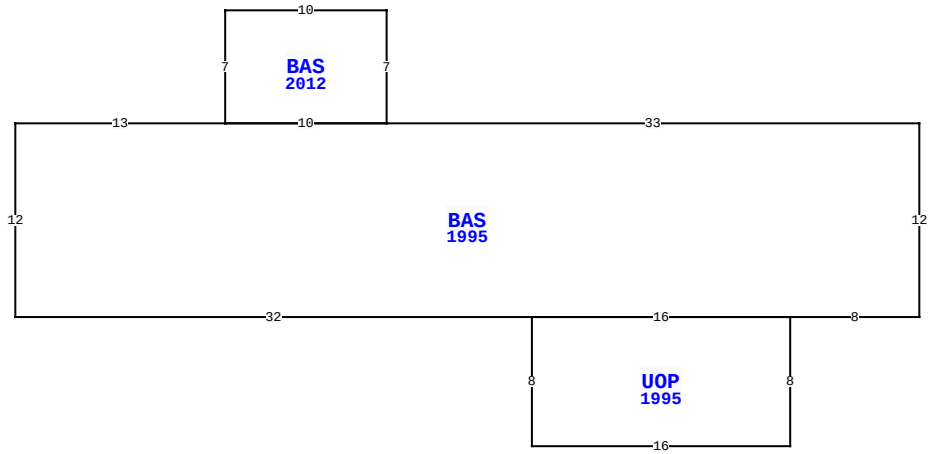
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8019.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1995	672	16,483
BAS	70	100	2012	70	1,717
UOP	128	25	1995	32	785
TOTALS	870			774	18,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	774	102.2000	81.76	63,282	1971	1971	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 742 HX Base Yr



45124 JAMES ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/28/2025 MLU
INC DATE		AG DATE	

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	0810	CONCRETE A	0	0	0	0	353.00	SF	6.50	6.50	100	1995	1995	3	68	1,560	
2	0810	CONCRETE A	0	0	0	0	347.00	SF	6.50	6.50	100	2000	2000	3	77	1,737	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,985
TOTAL MARKET OB/XF VALUE	3,297
TOTAL LAND VALUE - MARKET	11,000
TOTAL MARKET VALUE	33,282
SOH/AGL Deduction	4,392
ASSESSED VALUE	28,890
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,890
TOTAL JUST VALUE	33,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,000

MISC STRG + ALUMN CRPT = NV: KW 11/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1852	6/21/2021	WD	Q	I	01	25,000
GRANTOR: ROBERTS KEVIN L & SHE						
GRANTEE: PATRICK ADRIAN III						
2296/1262	8/09/2019	WD	Q	I	01	25,000
GRANTOR: SHIFFLETT CARL L & ST						
GRANTEE: ROBERTS KEVIN L & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W33 W10 W13 S12 E32 E16 E8 N12 $
UOP=[YR=1995;ORIG=-24,12] S8 E16 N8 W16 $
BAS=[YR=2012;ORIG=-33,0] N7 W10 S7 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,297

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	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 07/30/2025 BY SYS