LOTS 3 4 & 6
PT OR 1181/1072 & OR 1842/1509
ARTHUR JONES SURVEY OR 75/281

MELTON-WILLIAMS BETTY
PO BOX 1232
CALLAHAN, FL 32011

2025

51-2N-25-4240-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

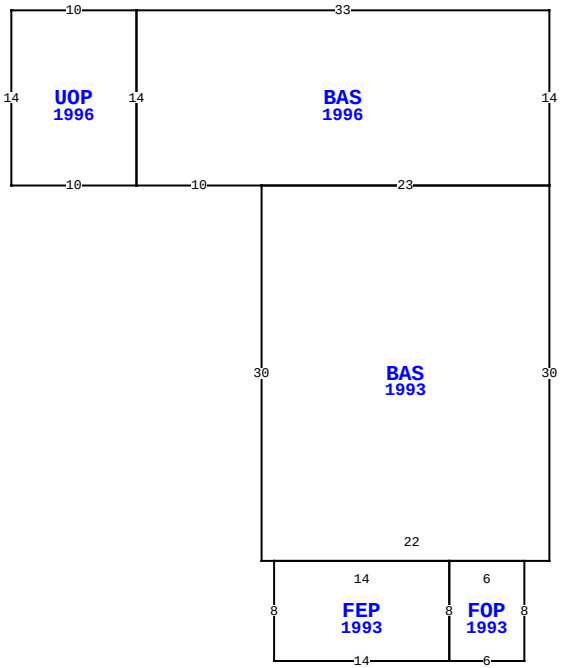
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	690	100	1993	690	4,133
BAS	462	100	1996	462	2,767
FEP	112	80	1993	90	539
FOP	48	30	1993	14	84
UOP	140	20	1996	28	168
TOTALS	1,452			1,284	7,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,284	29.9520	29.95	38,456	1930	1930	0	0	5	50.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1152 HX Base Yr



45148 PAGE ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	7,691
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	23,691
SOH/AGL Deduction	0
ASSESSED VALUE	23,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,691
TOTAL JUST VALUE	23,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1842/1509	2/27/2013	QC	U	V	11	100
GRANTOR: WALKER JULIA B						
GRANTEE: WILLIAMS BETTY MELT						
1181/1072	10/20/2003	QC	Q	I	06	100
GRANTOR: COLLINS FRANCES						
GRANTEE: MELTON-WILLIAMS BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W33 UOP=[YR=1996] W10 S14 E10 N14 $ S14 E10
BAS=[YR=1993] S30 E1 FEP=[YR=1993] S8 E14 FOP=[YR=1993] E6 N8 W6 S8 $ N8 W14 $ E22 N30 W23 $ E23 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

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	0	0006	RL	0.00	0.00	2.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							

REVIEW DATE 04/04/2024 BY TW Total Acres: 0.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 07/30/2025 BY SYS