IN OR 261 PG 385 &
IN OR 286/58 & OR 319/737
(PAR 3 & 3-3 & 3-4)

BROWN JOHNNY L
45489 JONES WAY
CALLAHAN, FL 32011

2026

16-2N-25-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

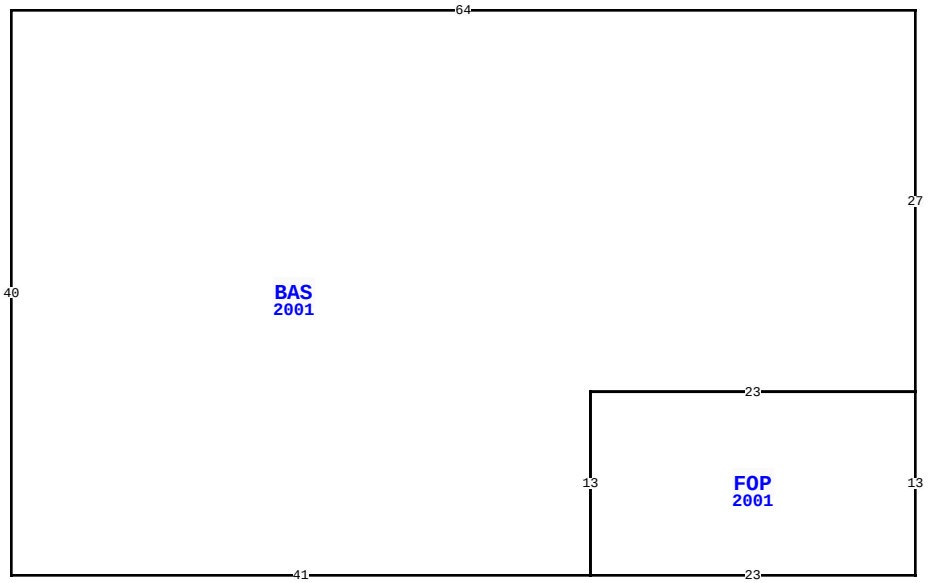
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100	2001	2,261	90,612
FOP	299	30	2001	90	3,607
TOTALS	2,560			2,351	94,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,351	111.3200	100.19	235,547	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 100% - 0 Heated Area: 2261 HX Base Yr 1990



45489 JONES WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		94,219
TOTAL MARKET OB/XF VALUE		2,084
TOTAL LAND VALUE - MARKET		119,600
TOTAL MARKET VALUE		215,903
SOH/AGL Deduction		108,385
ASSESSED VALUE		107,518
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		51,107
TOTAL JUST VALUE		215,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,184

MISC STRG 7 PL SHEDS =NV: 10/23KW

TW/MH ID: GAFLX35(A/B)/C)15577HH21

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH00	MH MOVE-ON	0	04/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W64 S40 E41 FOP=[YR=2001] E23 N13 W23 S13$N13 E23 N27 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	79	1,580	
2	0681	POLE SHED	0	100	14	12	168.00	SF	15.00	15.00	100	1991	1991	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 2,084

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	2.99	AC		1.00	1.00	1.00	40,000.00	40,000.00	119,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.99 Total Land Value: 119,600 Market: 0 Agricultural: 0 Common: 119,600 PRINTED 07/09/2026 BY SYS