N'LY 787.27 FT OF E'LY 495.06
FT OF SE1/4 OF SW1/4
IN OR 803 PG 1249

JONES GREGORY S & WILLENE R
45219 PATRIOT PLACE
CALLAHAN, FL 32011

2026

16-2N-25-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

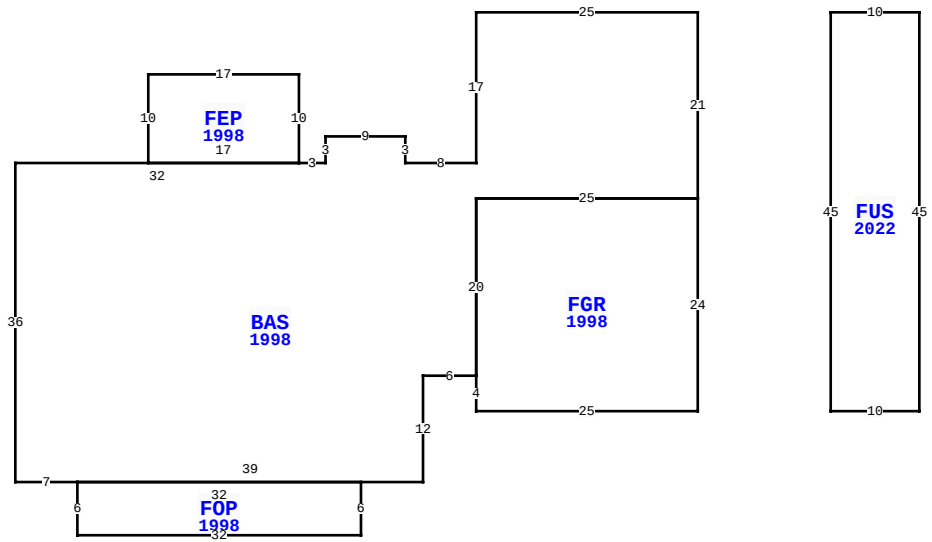
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,352	100	1998	2,352	289,364
FEP	170	80	1998	136	16,732
FGR	600	55	1998	330	40,600
FOP	192	30	1998	58	7,136
FUS	450	100	2022	450	55,363
TOTALS	3,764			3,326	409,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,326	105.4320	146.55	487,425	1998	2002	0	0	0	16.05	83.95

1 SNGL FAM 100% - 2000 Heated Area: 2802 HX Base Yr 2000



45219 PATRIOT PL, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		459,819
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		179,000
TOTAL MARKET VALUE		641,584
SOH/AGL Deduction		317,449
ASSESSED VALUE		324,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,724
TOTAL JUST VALUE		641,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012777	GARAGE	42,247	08/19/2022
B21714	GARAGE	26,796	07/01/2008
E21069	ELEC OTHER	1,000	07/01/2008
R11423	REPAIR/RRF	980	07/01/2008
B98	NEW CONSTR	112,000	04/01/1998
M972710	H/AC	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/1249	8/19/1997	WD	Q	V	01	100

GRANTOR: JONES LOUELLA
GRANTEE: JONES GREGORY & WIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W25 S17 W8 N3 W9 S3 W3 FEP=[YR=1998] N10 W17 S10 E17 $ W32 S36 E7 FOP=[YR=1998] S6 E32 N6 W32 $ E39 N12 E6 FGR=[YR=1998] S4 E25 N24 W25 S20 $ N20 E25 N21 $ PTR= E15 FUS=[YR=2022] E10 S45 W10 N45$ W15$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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		OR	0.00	0.00	8.95	AC		1.00	1.00	1.00	20,000.00	20,000.00	179,000							

REVIEW DATE 01/11/2023 BY KW Total Acres: 8.95 Total Land Value: 179,000 Market: 0 Agricultural: 0 Common: 179,000 PRINTED 07/09/2026 BY SYS

N'LY 787.27 FT OF E'LY 495.06
FT OF SE1/4 OF SW1/4
IN OR 803 PG 1249

JONES GREGORY S & WILLENE R
45219 PATRIOT PLACE
CALLAHAN, FL 32011

2026

16-2N-25-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

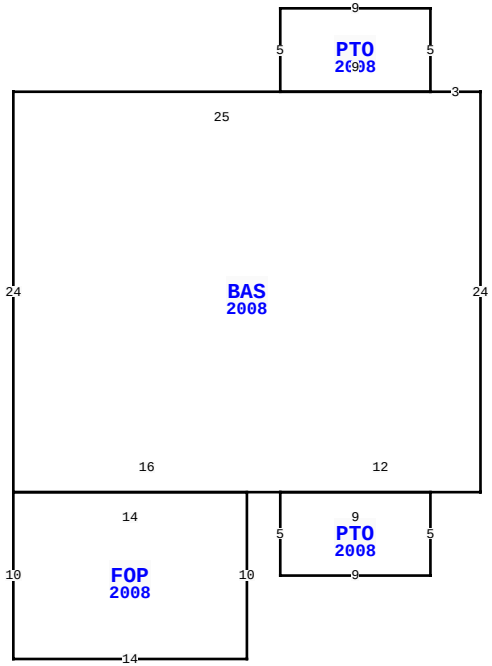
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	672	100	2008	672	20,408
FOP	140	30	2008	42	1,275
PTO	45	5	2008	2	61
PTO	45	5	2008	2	61
TOTALS	902			718	21,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	718	102.4650	39.96	28,691	2008	2008	0	0	0	24.00	76.00

2 GARAGE RES 100% - 2000 Heated Area: 672 HX Base Yr 2000



45219 PATRIOT PL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		459,819
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		179,000
TOTAL MARKET VALUE		641,584
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ASSESSED VALUE		324,135
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,724
TOTAL JUST VALUE		641,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0803/1249	8/19/1997	WD	Q	V	01	100

GRANTOR: JONES LOUELLA
GRANTEE: JONES GREGORY & WIL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W3 PTO=[YR=2008] N5 W9 S5 E9 $ W25 S24
FOP=[YR=2008] S10 E14 N10 W14$ E16 PTO=[YR=2008] S5 E9 N5 W9$
E12 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2023 BY KW Total Acres: 8.95 Total Land Value: 179,000 Market: 0 Agricultural: 0 Common: 179,000 PRINTED 07/09/2026 BY SYS

N'LY 787.27 FT OF E'LY 495.06
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JONES GREGORY S & WILLENE R
45219 PATRIOT PLACE
CALLAHAN, FL 32011

2026

16-2N-25-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

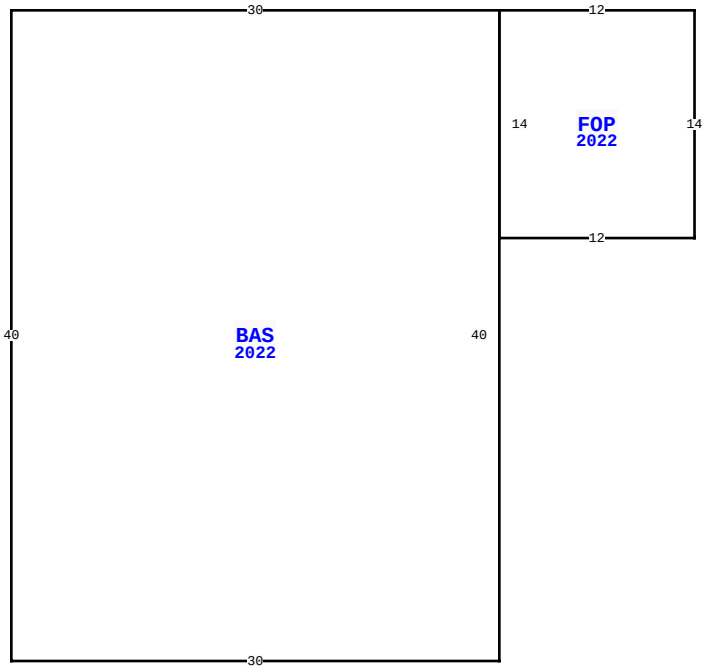
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2022	1,200	27,668
FOP	168	30	2022	50	1,153
TOTALS	1,368			1,250	28,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,250	60.9500	23.77	29,712	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 2000 Heated Area: 1200 HX Base Yr 2000



45219 PATRIOT PL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0803/1249	8/19/1997	WD	Q	V	01	100

GRANTOR: JONES LOUELLA
GRANTEE: JONES GREGORY & WIL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W12 BAS=[YR=2022] W30 S40 E30 N40$ S14 E12 N14$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2023 BY KW Total Acres: 8.95 Total Land Value: 179,000 Market: 0 Agricultural: 0 Common: 179,000 PRINTED 07/09/2026 BY SYS