

WILLIAMS JAMES T JR & MELANIE
45175 PATRIOT PLACE
CALLAHAN, FL 32011

16-2N-25-0000-0008-0030

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	05 AVERAGE 90				
Exterior Wall	20 FACE BRICK 10				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	11 CLAY TILE 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame Stories	02 WOOD FRAME 100				
Units	1.5 1.5 100				
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	1,731	100	2003	1,731	174,055
FGR	542	55	2003	298	29,964
FOP	134	30	2003	40	4,022
UUS	282	50	2003	141	14,177
TOTALS	2,689			2,210	222,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,210	107.9960	113.40	250,614	2003	2003	0	0	11.33	88.67

1 SINGLE FAM 100% - 2004
Heated Area: 1731
HX Base Yr 2004

UUS 2003

BAS 2003

FOP 2003

FGR 2003

NASSAU COUNTY PROPERTY

PAGE 1 of 2

6

VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		226,029	
TOTAL MARKET OB/XF VALUE		2,975	
TOTAL LAND VALUE - MARKET		173,500	
TOTAL MARKET VALUE		402,504	
SOH/AGL Deduction		215,152	
ASSESSED VALUE		187,352	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		135,941	
TOTAL JUST VALUE		402,504	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		359,692	

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B18219

GARAGE

9,990

07/01/2006

R09534

REPAIR/RRF

1,500

07/01/2006

R5205

REPAIR/RRF

2,025

06/01/2003

B11340

NEW CONSTR

148,447

05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1140/1896	5/29/2003	WD	Q	V	06	100

GRANTOR: JONES LOUELLA

GRANTEE: WILLIAMS JAMES T JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 U2 L2 W9 L2 D2 W29 S31 FGR=[YR=2003] S23 E11 S2 E11 N19 FOP=[YR=2003] E20 N6 W13 N2 W7 S8\$ N8 W7 S2 W15\$ E15 N2 E14 S2 E13 N2 E15 N29\$ PTR=N10 UUS=[YR=2003] N23 E6 N3 E4 S6 E2 S20 W12\$ S10\$.

EXTRA FEATURES

45175 PATRIOT PL, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

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
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2003	2003	3	85	2,975

LAND DESCRIPTION

TOTAL OB/XF 2,975

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.94	AC		1.00	1.00	1.00	25,000.00	25,000.00	173,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.94 Total Land Value: 173,500 Market: 0 Agricultural: 0 Common: 173,500 PRINTED 07/09/2026 BY SYS

[illegible]