PT OF LOT 3 IN OR 2344/1549
ELIZA JONES ESTATE OR 148/454
ESMT IN OR 2674-1668

GREEN EDWARD H
45157 PRECIOUS PL
CALLAHAN, FL 32011

2026

17-2N-25-0000-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

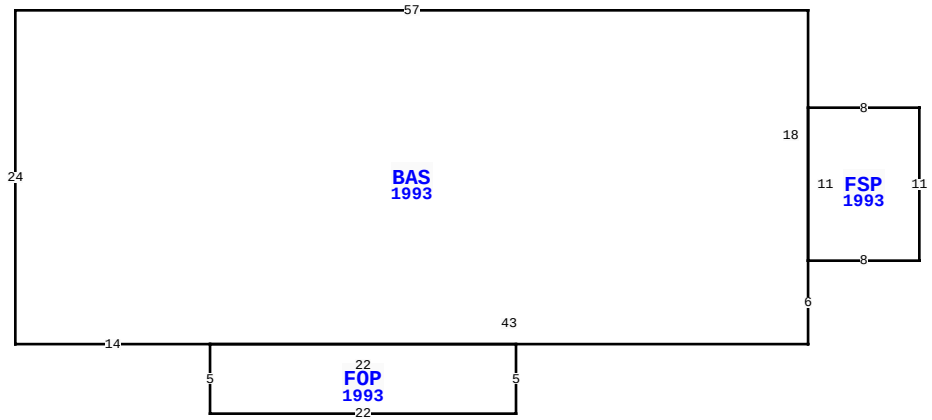
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	126,011
FOP	110	30	1993	33	3,040
FSP	88	40	1993	35	3,224
TOTALS	1,566			1,436	132,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,436	108.3680	113.79	163,402	1978	1983	0	0	0	19.05	80.95

1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr



45113 PRECIOUS 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	170,742
TOTAL MARKET OB/XF VALUE	6,698
TOTAL LAND VALUE - MARKET	131,250
TOTAL MARKET VALUE	308,690
SOH/AGL Deduction	37,818
ASSESSED VALUE	270,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,872
TOTAL JUST VALUE	308,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1549	3/06/2020	QC	U	I	11	100
GRANTOR: GREEN MILDRED I						
GRANTEE: GREEN EDWARD H						
0867/1419	2/11/2999	QC	Q	I	01	100
GRANTOR: JACKSON LEONARD						
GRANTEE: GREEN MILDRED I & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E14 FOP=[YR=1993] S5 E22 N5W22$ E43 N6
FSP=[YR=1993] E8 N11 W8S11$ N18$.

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	0752	USP	0	0	10	20	200.00	SF	15.00	15.00	100	1994	1994	3	20	600	
3	0511	GARAGE CB-	0	0	11	21	231.00	SF	40.00	40.00	100	1995	1995	3	66	6,098	

LAND DESCRIPTION

TOTAL OB/XF 6,698

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	0007	OR	0.00	0.00	3.75	AC		1.00	1.00	1.00	35,000.00	35,000.00	131,250							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.75 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 07/09/2026 BY SYS

PT OF LOT 3 IN OR 2344/1549
ELIZA JONES ESTATE OR 148/454
ESMT IN OR 2674-1668

GREEN EDWARD H
45157 PRECIOUS PL
CALLAHAN, FL 32011

2026

17-2N-25-0000-0011-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

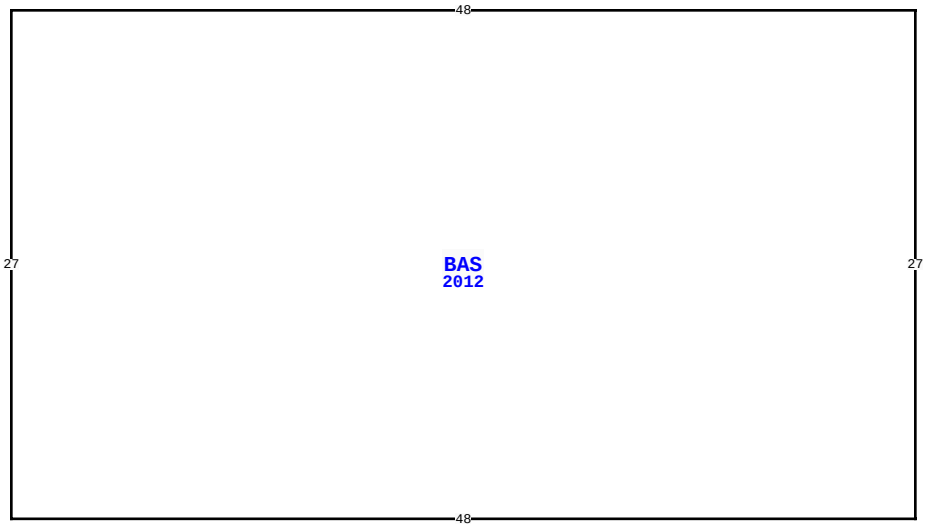
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2012	1,296	38,468
TOTALS	1,296			1,296	38,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,296	116.4000	98.94	128,226	1985	1990	0	0	0	70.00	30.00

2 M/H 93- 0% - 0 Heated Area: 1296 HX Base Yr



45113 PRECIOUS 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	170,742
TOTAL MARKET OB/XF VALUE	6,698
TOTAL LAND VALUE - MARKET	131,250
TOTAL MARKET VALUE	308,690
SOH/AGL Deduction	37,818
ASSESSED VALUE	270,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,872
TOTAL JUST VALUE	308,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	284,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1549	3/06/2020	QC	U	I	11	100
GRANTOR: GREEN MILDRED I						
GRANTEE: GREEN EDWARD H						
0867/1419	2/11/1999	QC	Q	I	01	100
GRANTOR: JACKSON LEONARD						
GRANTEE: GREEN MILDRED I & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W48 S27 E48 N27$.

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 01/01/2023 BY CD Total Acres: 3.75 Total Land Value: 131,250 Market: 0 Agricultural: 0 Common: 131,250 PRINTED 07/09/2026 BY SYS