PT OF LOT 4 IN OR 460/530
ELIZA JONES ESTATE OR 148/454

MITCHELL MARVA S & JAMES H
45035 JOHNSON ROAD
CALLAHAN, FL 32011

2026

17-2N-25-0000-0011-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,500
TOTAL MARKET VALUE	54,500
SOH/AGL Deduction	22,639
ASSESSED VALUE	31,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,861
TOTAL JUST VALUE	54,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0460/0530	8/06/1984	WD	Q	V	01	100
GRANTOR: KNIGHT BARBARA SIMMON						
GRANTEE: MITCHELL MARVA SIMM						
0404/0059	11/08/1983	FJ	U	I	24	100
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: KNIGHT BARBARA SIMM						

45199 PRECIOUS PL, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

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		OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	50,000.00	50,000.00	54,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 1.09 Total Land Value: 54,500 Market: 0 Agricultural: 0 Common: 54,500 PRINTED 07/09/2026 BY SYS