LOT 5 (EX PWR LINE ESMT)
ELIZA JONES ESTATE OR 148/454
ESMT IN OR 2674-1672

JORDAN OTIS M
P O BOX 1604
CALLAHAN, FL 32011

2026

17-2N-25-0000-0011-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

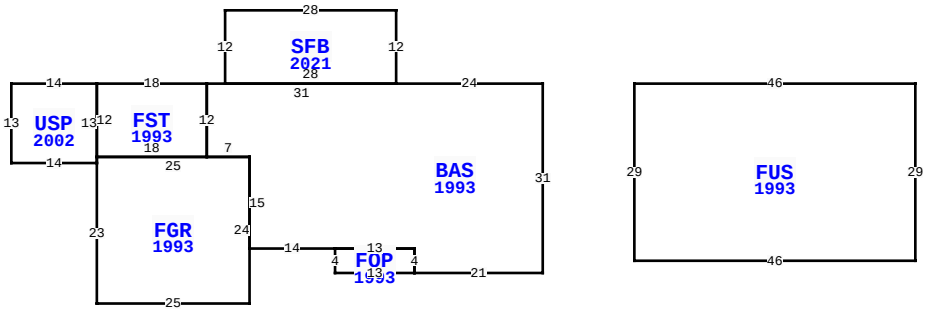
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,464	100	1993	1,464	163,078
FGR	600	55	1993	330	36,759
FOP	52	30	1993	16	1,782
FST	216	55	1993	119	13,256
FUS	1,334	100	1993	1,334	148,598
SFB	336	80	2021	269	29,964
USP	182	30	2002	55	6,127
TOTALS	4,184			3,587	399,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,587	95.4000	132.61	475,672	1983	1990	0	0	0	16.00	84.00

1 SNGL FAM 100% - 0 Heated Area: 3067 HX Base Yr 1985



45248 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		399,564
TOTAL MARKET OB/XF VALUE		16,376
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		540,940
SOH/AGL Deduction		281,220
ASSESSED VALUE		259,720
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		203,309
TOTAL JUST VALUE		540,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0233/0497	2/15/1977	WD	U	V		3,500

GRANTOR: HOLMES NETTIE JONES A

GRANTEE: JORDAN OTIS M & SHI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 SFB=[YR=2021] N12 W28 S12 E28 $ W31
FST=[YR=1993] W18 USP=[YR=2002] W14 S13 E14 FGR=[YR=1993]
S23 E25 N24 W25 S1 $ N13 $ S12 E18 N12 $ S12 E7 S15 E14
FOP=[YR=1993] S4 E13 N4 W13 $ E13 S4 E21 N31 $ PTR= E15
FUS=[YR=1993] E46 S29 W46 N29 $ 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
1	0511	GARAGE CB-	0	100	32	24	768.00	SF	40.00	40.00	100	1988	1988	3	49.5	15,206	
2	0940	SHEDS/PORT	0	100	15	13	195.00	SF	30.00	30.00	100	1988	1988	3	20	1,170	

LAND DESCRIPTION

TOTAL OB/XF 16,376

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	0007	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS