PT SW1/4 OF NE1/4 OF
SEC 19-2N-25E IN OR 1098/730

JONES PATRICIA O/JONES APRIL E
PO BOX 23
CALLAHAN, FL 32011-0023

2026

19-2N-25-0000-0014-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

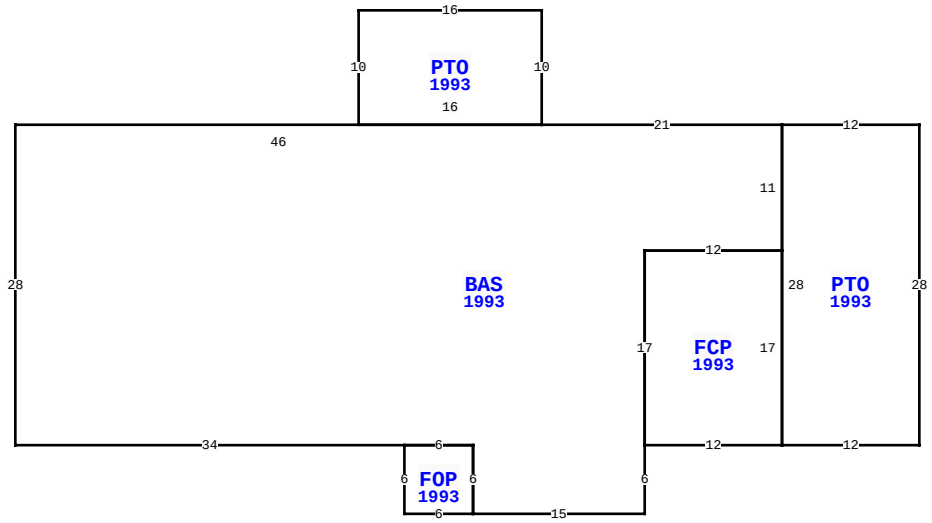
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1993	1,762	149,159
FCP	204	25	1993	51	4,317
FOP	36	30	1993	11	931
PTO	160	5	1993	8	677
PTO	336	5	1993	17	1,439
TOTALS	2,498			1,849	156,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,849	115.5000	121.28	224,247	1981	1981	0	0	0	30.20	69.80

1 SINGLE FAM 100% - 0 Heated Area: 1762 HX Base Yr 1983



45246 JOHNSON RD, 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		156,524
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		196,524
SOH/AGL Deduction		95,872
ASSESSED VALUE		100,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,241
TOTAL JUST VALUE		196,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,239

MISC STRG + CC = NV: 11/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1098/0730	12/04/2002	QC	Q	I	01	14,000
GRANTOR: JONES PATRICIA						
GRANTEE: JONES PATRICIA O &						
0318/0050	7/18/1980	QC	Q	V		2,000
GRANTOR: DIA CONSTRUCTION COMP						
GRANTEE: JONES AARON JR & PA						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 BAS=[YR=1993] W21 PTO=[YR=1993] N10 W16 S10 E16 $ W46 S28 E34 FOP=[YR=1993] S6 E6 N6 W6$ E6 S6 E15 N6 FCP=[YR=1993] E12 N17 W12 S17 $ N17 E12 N11 $ S28 E12 N28$.

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
1	000100	C	RES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	0.50	40,000.00	20,000.00	40,000							

REVIEW DATE 11/29/2023 BY KWX Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS