LOT 24
IN OR 1289/319
W H BRANDIES SURVEY OR 15/357

WILLIAMSON JAMES
45075 ROBERTS ROAD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		7 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

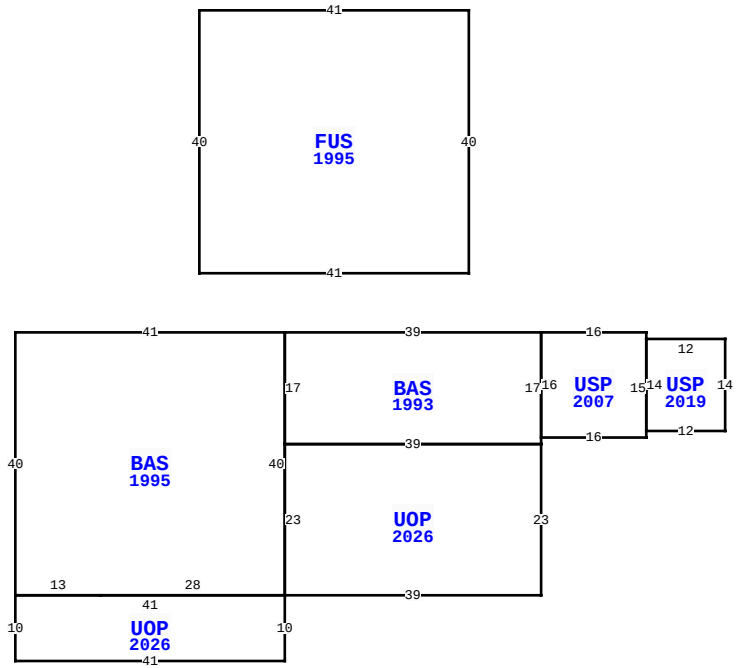
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	663	100	1993	663	49,936
BAS	1,640	100	1995	1,640	123,522
FUS	1,640	100	1995	1,640	123,522
UOP	410	20	2026	82	6,176
UOP	897	20	2026	179	13,482
USP	256	30	2007	77	5,800
USP	168	30	2019	50	3,766
TOTALS	5,674			4,331	326,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,331	84.3920	88.61	383,770	1960	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 0 Heated Area: 3943 HX Base Yr



45075 ROBERTS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	326,204
TOTAL MARKET OB/XF VALUE	43,580
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	383,284
SOH/AGL Deduction	4,292
ASSESSED VALUE	378,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	378,992
TOTAL JUST VALUE	383,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,380

POOL IS ACTUALLY ON 019-2N-25-0000-0017-0020 BUT A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20708	SWIM POOL	17,000	10/01/2007
M961838	H/AC	0	09/01/1996
B1715	ADDITION	56,000	02/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2856/1479	2/25/2026	QC	U	I	11	100
GRANTOR: WILLIAMSON JAMES						
GRANTEE: WILLIAMSON JAMES						
1289/0319	1/19/2005	WD	Q	I		190,000
GRANTOR: BAILEY ALMA E						
GRANTEE: WILLIAMSON JAMES						

BUILDING NOTES

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
4	0860	POOL/SPA	0	0	30	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	
7	1076	TRELLIS A	0	0	0	0	160.00	SF	7.50	7.50	100	2014	2014	3	90	1,080	

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=-67,-1] W41 S40 E13 E28 N40 $
FUS=[YR=1995;ORIG=-39,-10] N40 W41 S40 E41 $
BAS=[YR=1993;ORIG=-28,-1] W39 S17 E39 N17 $
PTR=[ORIG=0,0] N10 W39 S10 E39 $
USP=[YR=2007;ORIG=-12,0] N1 W16 S16 E16 N15 $
USP=[YR=2019;ORIG=0,0] W12 S14 E12 N14 $
UOP=[YR=2026;ORIG=-108,39] E41 S10 W41 N10 $
UOP=[YR=2026;ORIG=-67,16] E39 S23 W39 N23 $
.

LAND DESCRIPTION

TOTAL OB/XF 43,580

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		RM	0.00	0.00	0.27	AC		1.00	1.00	1.00	50,000.00	50,000.00	13,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.27 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 07/09/2026 BY SYS