LOT 25
W H BRANDIES SURVEY OR 15/357
ESMT IN OR 2674-1810

WILLIAMS MACY ANN EST
C/O ROBERT CHAIRES, P O BOX 465
CALLAHAN, FL 32011-0468

2026

19-2N-25-0000-0080-0000

BUILDING CHARACTERISTICS

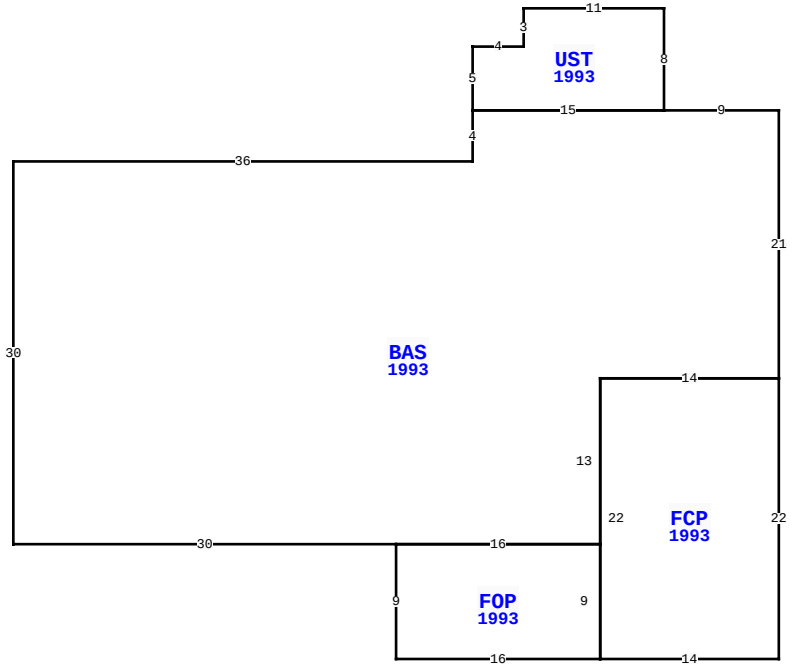
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,714	100	1993	1,714	122,451
FCP	308	25	1993	77	5,501
FOP	144	30	1993	43	3,072
UST	108	45	1993	49	3,501
TOTALS	2,274			1,883	134,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	99.3720	104.34	196,472	1968	1968	0	0	0	31.53	68.47

1 SINGLE FAM 100% - 1982 Heated Area: 1714 HX Base Yr 1982



45021 COLSON RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		134,524
TOTAL MARKET OB/XF VALUE		1,091
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		147,615
SOH/AGL Deduction		68,587
ASSESSED VALUE		79,028
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		22,617
TOTAL JUST VALUE		147,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005469	REPAIR/RRF	11,635	08/01/2017
B23580	REPAIR/RRF	450	05/01/2010
E11815	NEW CONSTR	300	10/01/2003
B11747	REMODEL	9,000	09/01/2003
B985533	REMODEL	6,000	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0529/0929	9/25/1987	WD	U	I	24	100
GRANTOR: WILLIAMS LAWERENCE ES						
GRANTEE: WILLIAMS MACY ANN (						
0328/0236	1/01/1981	FS	U	I		400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UST=[YR=1993] N8 W11 S3 W4 S5 E15$ W15 S4 W36 S30 E30 FOP=[YR=1993] S9 E16 FCP=[YR=1993] E14 N22 W14 S22$ N9 W16$ E16 N13 E14 N21$.

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
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1988	1988	3	20	480	
4	0820	WOOD WALK	0	100	0	0	130.00	SF	11.75	11.75	100	2005	2005	3	40	611	

LAND DESCRIPTION

TOTAL OB/XF 1,091

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	0006	RM	0.00	0.00	0.24	AC		1.00	1.00	1.00	50,000.00	50,000.00	12,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.24 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 07/09/2026 BY SYS