PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 2097/1688(EX PT IN
OR 289/715)

WILLIAMS ANTHONY
PO BOX 766
CALLAHAN, FL 32011

2026

19-2N-25-0000-0084-0000

BUILDING CHARACTERISTICS

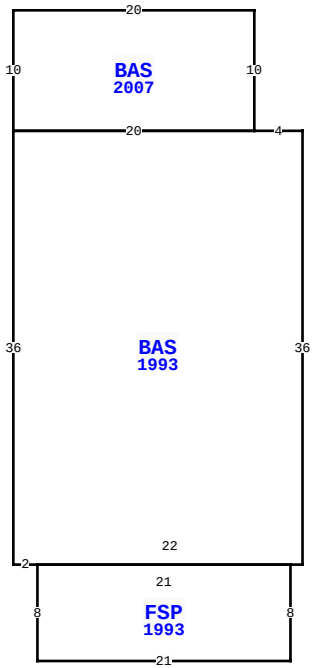
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	864	100	1993	864	55,492
BAS	200	100	2007	200	12,845
FSP	168	40	1993	67	4,303
TOTALS	1,232			1,131	72,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,131	111.7240	117.31	132,678	1924	1936	0	0	0	45.25	54.75

1 SINGLE FAM 100% - 2023 Heated Area: 1064 HX Base Yr 2023



45064 COLSON RD, CALLAHAN

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

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	18.30	18.30	100	2002	2002	3	20	615	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		72,641
TOTAL MARKET OB/XF VALUE		615
TOTAL LAND VALUE - MARKET		97,000
TOTAL MARKET VALUE		170,256
SOH/AGL Deduction		23,725
ASSESSED VALUE		146,531
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,120
TOTAL JUST VALUE		170,256
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2097/1688	1/26/2017	QC	U	I	11	100
GRANTOR: MOORE SHEILA						
GRANTEE: WILLIAMS ANTHONY						
1941/0002	10/06/2014	FJ	U	I	11	100
GRANTOR: COLSON JANET J ESTATE						
GRANTEE: MOORE SHEILA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 BAS=[YR=2007] N10 W20 S10 E20$ W20 S36 E2
FSP=[YR=1993] S8 E21 N8W21$ E22 N36$.

LAND DESCRIPTION

TOTAL OB/XF 615

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	1.94	AC		1.00	1.00	1.00	50,000.00	50,000.00	97,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.94 Total Land Value: 97,000 Market: 0 Agricultural: 0 Common: 97,000 PRINTED 07/09/2026 BY SYS