IN OR 2144/1618

JOUDI JENNIFER/YOUNG STEPHEN (JT/RS)
45112 WHITFIELD RD
CALLAHAN, FL 32011

2026

19-2N-25-0000-0104-0010

BUILDING CHARACTERISTICS

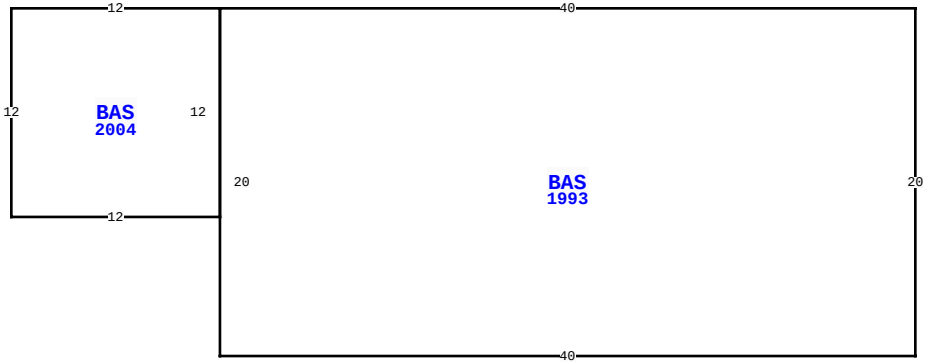
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	800	100	1993	800	88,804
BAS	144	100	2004	144	15,985
TOTALS	944			944	104,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	944	139.1040	146.06	137,881	1958	1958	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2019 Heated Area: 944 HX Base Yr 2019



45112 WHITFIELD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		104,790
TOTAL MARKET OB/XF VALUE		448
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		155,238
SOH/AGL Deduction		53,163
ASSESSED VALUE		102,075
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,664
TOTAL JUST VALUE		155,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1618	8/31/2017	WD	Q	I	01	115,900
GRANTOR: SCHENK JEFFREY M						
GRANTEE: JOUDI JENNIFER & ST						
1523/1494	9/06/2007	WD	Q	I	05	12,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SCHENK JEFFREY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 BAS=[YR=2004] W12 S12 E12 N12$ S20 E40 N20$
.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2017	2017	3	70	448	

LAND DESCRIPTION

TOTAL OB/XF 448

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS