

JONES BOBBIE/MCKNIGHT NATHANIEL ET AL
PO BOX 404
CALLAHAN, FL 32011-0404

19-2N-25-3040-0001-0000

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 15 CONC BLOCK 80
Exterior Wall 19 COMMON BRK 20
Roof Structure 03 GABLE/HIP 100
Roof Cover 03 COMP SHNGL 100
Interior Wall 05 DRYWALL 100
Interior Floor 14 CARPET 60
Interior Floor 08 SHT VINYL 40
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2 100

Frame Stories Units 03 MASONRY 100
1. 1. 100
0 100
BUD8 Adjustme Occupancy 06 DIST 1D 100
00 NONE 100

Quality 04 Quality Level 04
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	1,508	100	1993	1,508	121,559
FOP	42	30	1993	13	1,048
FOP	68	30	1993	20	1,612
UCP	462	20	1994	92	7,416

TOTALS	2,080			1,633	131,635
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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100 01 1,633 112.2408 117.85 192,449 1969 1969 0 0 31.60 68.40

1 SINGLE FAM 0% - 0 Heated Area: 1508 HX Base Yr

The floor plan shows a main rectangular area labeled BAS 1993 with dimensions 27x25. Attached to the right side are two smaller areas: FOP 1993 (top) and UCP 1994 (bottom). The total heated area is 1508. Dimensions for other parts include 17, 20, 21, 19, 22, 28, 10, 9, 7, 6, 3, 7.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY STANDARD Tax Group: 6 Tax Dist:

BUILDING MARKET VALUE 131,635
TOTAL MARKET OB/XF VALUE 500
TOTAL LAND VALUE - MARKET 33,500
TOTAL MARKET VALUE 165,635
SOH/AGL Deduction 0
ASSESSED VALUE 165,635
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 165,635
TOTAL JUST VALUE 165,635
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 168,817

SALES DATA

OFF RECORD Number DATE TYPE INST Q I V I RSN CD SALE PRICE

0608/1292 10/03/1990 WD U I 18 100

GRANTOR: MCKNIGHT JOHN & R
GRANTEE: JONES BOBBIE ET AL

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] W21 BAS=[YR=1993] W20 FOP=[YR=1993] W17 S4 E17 N4\$ S4 W17 N4 W27 S25 E28 FOP=[YR=1993] S3 E7 N6 W7 S3\$ N3 E7 S6 E19 N9 E10 N19\$ S22 E21 N22\$.

LAND DESCRIPTION TOTAL OB/XF 500

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 0 0006 RM 0.00 0.00 0.67 AC 1.00 1.00 1.00 50,000.00 50,000.00 33,500

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.67 Total Land Value: 33,500 Market: 0 Agricultural: 0 Common: 33,500 PRINTED 07/09/2026 BY SYS