PT SECC 30-2N-25E IN
OR 2548/1255

JONES JIMMY L
45324 MORGAN CIRCLE
CALLAHAN, FL 32011

2026

30-2N-25-0000-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

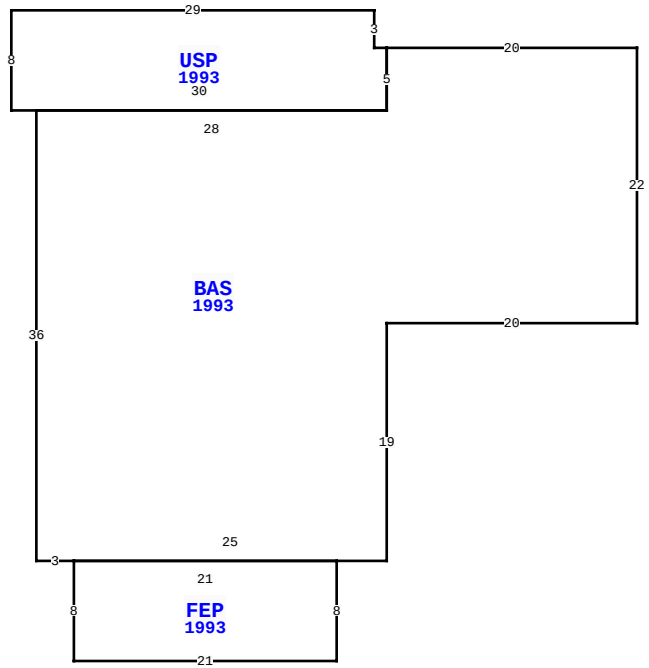
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100	1993	1,448	124,600
FEP	168	80	1993	134	11,531
USP	237	30	1993	71	6,109
TOTALS	1,853			1,653	142,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,653	109.1200	114.58	189,401	1957	1970	0	0	0	24.90	75.10

1 SINGLE FAM 0% - 2026 Heated Area: 1448 HX Base Yr



45324 MORGAN CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	142,240
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	207,240
SOH/AGL Deduction	0
ASSESSED VALUE	207,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,240
TOTAL JUST VALUE	207,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23810	REPAIR/RRF	525	07/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/81	3/27/2026	QC	U	I	11	100
GRANTOR: BROOKINS MARCIA HOLSE						
GRANTEE: JONES JIMMY L						
2548/1255	3/22/2022	WD	U	I	11	100
GRANTOR: JONES NADINE L						
GRANTEE: JONES NADINE L L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] W1 N3 W29 S8 E30 N5 $ S5 W28 S36 E3 FEP=[YR=1993] S8 E21 N8 W21 $ E25N19 E20 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	50,000.00	50,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.30 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS