LOT 53
J P PAGE SUB PB 3/20

JONES OLLIE MAE EST
C/O JAMES & ELIZABETH YOUNG, PO BOX 339
CALLAHAN, FL 32011-0339

2026

51-2N-25-4170-0053-0000

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	02	Quality Level 02

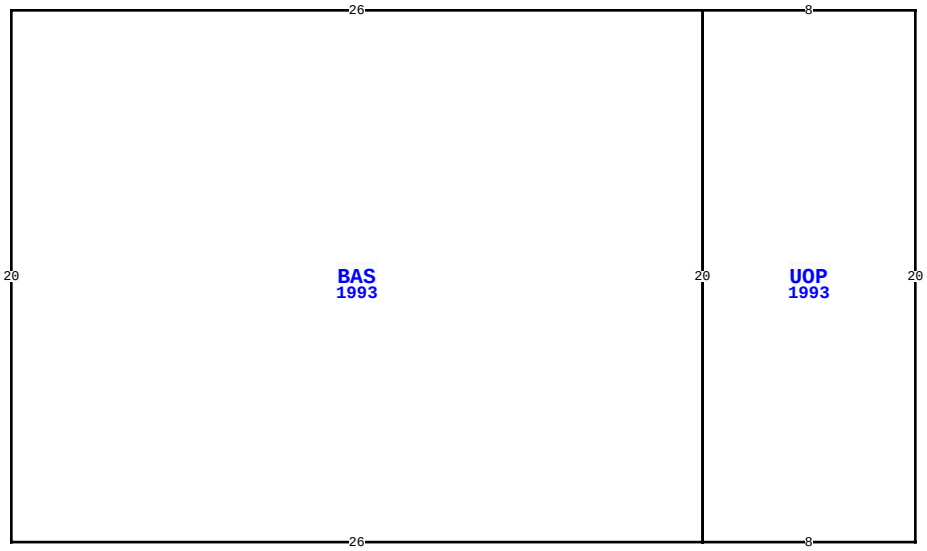
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8019.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	1993	520	44,044
UOP	160	20	1993	32	2,710
TOTALS	680			552	46,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	552	105.4500	110.72	61,117	1960	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 0 Heated Area: 520 HX Base Yr



45080 EVELYN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/02/2026 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	46,755
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	72,255
SOH/AGL Deduction	10,332
ASSESSED VALUE	61,923
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,923
TOTAL JUST VALUE	72,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985532	REMODEL	6,000	11/01/1998
B973697	REMODEL	5,568	02/01/1997
R970581	REPAIR/RRF	5,568	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/0097	10/06/2004	QC	Q	I	01	100
GRANTOR: YOUNG JAMES						
GRANTEE: YOUNG JAMES & ELIZA						
0889/1414	7/02/1999	QC	Q	I	06	100
GRANTOR: YOUNG RETHA MAE						
GRANTEE: YOUNG JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 BAS=[YR=1993] W26 S20 E26 N20$ S20 E8 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

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	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	25,500.00	25,500.00	25,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 07/09/2026 BY SYS