PT OF SW1/4 OF SW1/4 OF NW1/4
EAST OF CO RD PT OR 360/455
BEING PT LYING NORTH OF

JOHNS KATHLEEN
452378 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

02-2N-24-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

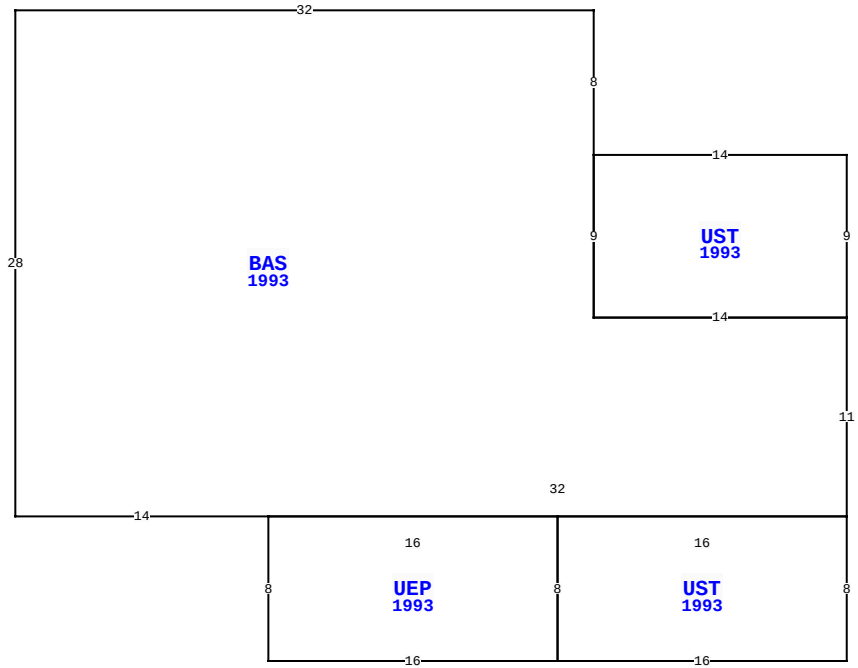
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	30,135
UEP	128	60	77	2,210
UST	126	45	57	1,636
UST	128	45	58	1,665
TOTALS	1,432		1,242	35,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,242	79.5000	71.75	89,114	1953	1953	0	10	0	50.00	40.00

1 SINGLE FAM – 100% - 0 Heated Area: 1050 HX Base Yr



452378 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		48,574
TOTAL MARKET OB/XF VALUE		739
TOTAL LAND VALUE - MARKET		85,120
TOTAL MARKET VALUE		134,433
SOH/AGL Deduction		56,078
ASSESSED VALUE		78,355
TOTAL EXEMPTION VALUE	HX HB WX	49,386
BASE TAXABLE VALUE		28,969
TOTAL JUST VALUE		134,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013645	MH MOVE-ON	0	11/01/2001
03424	H/AC	1,300	06/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0360/0455	5/01/1982	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W14 BAS=[YR=1993] N8 W32 S28 E14 UEP=[YR=1993] S8 E16 UST=[YR=1993] E16 N8 W16 S8$ N8 W16$ E32 N11 W14 N9$ S9 E14N9$.

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	6	6	36.00	SF	21.30	21.30	100	1975	1975	3	20	153	
2	0940	SHEDS/PORT	0	100	8	11	88.00	SF	18.30	18.30	100	1980	1980	3	20	322	
3	0681	POLE SHED	0	100	8	11	88.00	SF	15.00	15.00	100	1985	1985	3	20	264	

LAND DESCRIPTION

TOTAL OB/XF 739

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	85,120							

REVIEW DATE 06/17/2019 BY TWA Total Acres: 5.32 Total Land Value: 85,120 Market: 0 Agricultural: 0 Common: 85,120 PRINTED 08/02/2023 BY SYS

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EAST OF CO RD PT OR 360/455
BEING PT LYING NORTH OF

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CALLAHAN, FL 32011

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

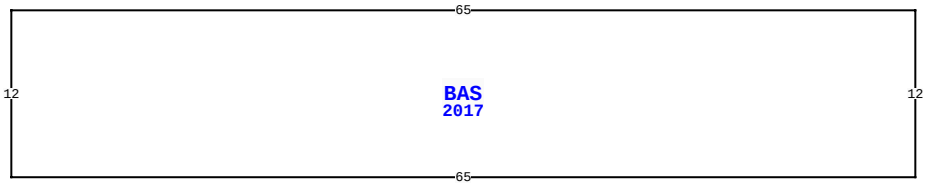
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	08
NEIGHBORHOOD/LOC	8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	12,929
TOTALS	780		780	12,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	780	85.0000	55.25	43,095	1973	1973	0	0	0	70.00	30.00

3 MH 93NO RP – 0% - 0 Heated Area: 780 HX Base Yr



452378 OLD DIXIE HWY, CALLAHAN

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SALES DATA

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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W65 S12 E65 N12$.

EXTRA FEATURES

L N	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

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

REVIEW DATE 06/17/2019 BY TWA Total Acres: 5.32 Total Land Value: 85,120 Market: 0 Agricultural: 0 Common: 85,120 PRINTED 08/02/2023 BY SYS