

IN OR 1864/1737
EX R/W IN OR 236/675

ELLIOTT ROBERT A & PAULA J
452536 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2023

03-2N-24-0000-0002-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	20	FACE BRICK 100	0900	01	3,036	87.3540	103.73	314,924	1975	1986	0	0	25.80	74.20	VALUATION SUMMARY										
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 0													Heated Area: 2569									
Roof Cover	12	MODULAR MT 100														HX Base Yr									
Interior Wall	05	DRYWALL 70																							
Interior Wall	06	CUST PANEL 30																							
Interior Floo	14	CARPET 70																							
Interior Floo	03	CONC FINSH 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	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	01	Quality Level 01																							
DOR CODE	5000	IMPROVED AG																							
MAP NUM		MKT AREA														08									
NEIGHBORHOOD/LOC	8001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,729	100	1,729	133,077																					
BAS	840	100	840	64,653																					
FGR	614	55	338	26,015																					
FOP	250	30	75	5,773																					
FOP	180	30	54	4,156																					
TOTALS	3,613		3,036	233,674																					
EXTRA FEATURES					452536 OLD DIXIE HWY, CALLAHAN																				
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								
3	0370	CHICKEN HS	0	0	40	440	17,600.00	SF	0.40	0.40	100	1988	1988	3	20	1,408									
4	0810	CONCRETE A	0	100	86	3	258.00	SF	6.50	6.50	100	1982	1982	3	41	688									
5	0810	CONCRETE A	0	100	23	33	759.00	SF	6.50	6.50	100	1982	1982	3	41	2,023									
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	54	1,890									
9	0940	SHEDS/PORT	0	100	27	41	1,107.00	SF	20.10	20.10	100	1982	1982	3	20	4,450									
10	0940	SHEDS/PORT	0	100	40	20	800.00	SF	30.00	30.00	100	1982	1982	3	20	4,800									
TOTAL OB/XF 15,259																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE								
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	006000	A	PAST1/HAY	0			0.00	0.00	10.60	AC		1.00	1.00	1.00	440.00	440.00	4,664								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	10.60	AC		1.00	1.00	1.00	19,000.00	19,000.00	201,400								
REVIEW DATE 07/21/2021 BY TWA Total Acres: 11.60 Total Land Value: 34,664 Market: 201,400 Agricultural: 4,664 Common: 30,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1864/1737	6/27/2013	QC	U	I	11	100

GRANTOR: ELLIOTT ROBERT A & PA
GRANTEE: ELLIOTT ROBERT A &
0293/0261 6/01/1979 FD U I 20,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 BAS=[YR=1993] W3 BAS=[YR=2008] N24
FOP=[YR=2008] N10 W18 S10 E18\$ W18 N10 W12 S34 E30\$ W46 S33
E23 FOP=[YR=1993] S10 E25 N10 W25\$ E33 N16 W7 N17\$ S17 E7 S16
E15 N33\$.