IN OR 547 PG 293

COULTER ANNA MAY
452617 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

03-2N-24-0000-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

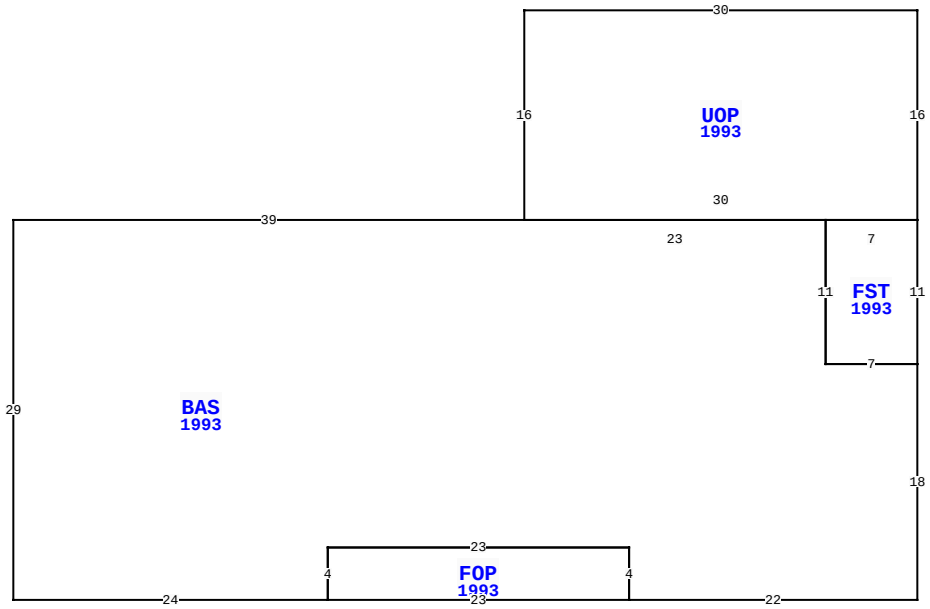
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,832	100	1,832	122,145
FOP	92	30	28	1,867
FST	77	55	42	2,800
UOP	480	20	96	6,401
TOTALS	2,481		1,998	133,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	105.8400	95.52	190,849	1968	1978	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 0 Heated Area: 1832 HX Base Yr



452617 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		133,213
TOTAL MARKET OB/XF VALUE		5,134
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		234,347
SOH/AGL Deduction		119,409
ASSESSED VALUE		114,938
TOTAL EXEMPTION VALUE	HX HB WX SL	114,938
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		234,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0547/0293	7/07/1988	WD	Q	I		108,000
GRANTOR: HOLTON ROBERT A						
GRANTEE: COULTER BRUCE F						
0510/0982	2/17/1987	WD	Q	I		85,000
GRANTOR: EVERS LOUIS						
GRANTEE: HOLTON ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S16 BAS=[YR=1993] W39 S29 E24 FOP=[YR=1993] E23 N4 W23 S4$ N4 E23 S4 E22 N18 FST=[YR=1993] N11 W7 S11 E7$ W7 N11 W23$ E30 N16 $.

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	0350	CARPORT WD	0	100	20	40	800.00	SF	13.00	13.00	100	1980	1980	3	20	2,080	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1968	1968	3	30.4	1,064	
4	0681	POLE SHED	0	100	10	40	400.00	SF	15.00	15.00	100	1980	1980	3	20	1,200	
5	0811	CONCRETE B	0	100	0	0	760.00	SF	5.20	5.20	100	1968	1968	3	20	790	

LAND DESCRIPTION

TOTAL OB/XF 5,134

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	0004	OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	96,000							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 6.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 08/02/2023 BY SYS