

IN OR 1904/1993

ROBERTS KRIS A & ALAN
452627 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

03-2N-24-0000-0002-0100



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															
Exterior Wall	20	FACE BRICK 80	0900	01	4,207	98.7360	117.25	493,271	2015	2015	0	0	4.80	95.20	VALUATION SUMMARY															
Exterior Wall	10	ABOVE AVG 20	1 SNGL FAM - 100% - 2016													Heated Area: 3748														
Roof Structur	08	IRREGULAR 100														HX Base Yr 2016														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	13	LVT/LAMMT 80																												
Interior Floo	15	HARDTILE 20																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	3	100																												
Frame	02	WOOD FRAME 100																												
Stories	0	0 100																												
Units	0	0 100																												
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	2,162	100	2,162	241,327																										
FGR	532	55	293	32,705																										
FOP	48	30	14	1,563																										
FOP	191	30	57	6,362																										
FOP	311	30	93	10,381																										
FUS	1,586	100	1,586	177,033																										
PTO	36	5	2	224																										
TOTALS	4,866		4,207	469,594																										
EXTRA FEATURES					452627 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													
1	0811	CONCRETE B	0	100	0	0	794.00	SF	5.20	5.20	100	2014	2014	3	95	3,922														
2	1127	BRICK 8"	0	100	0	0	80.00	SF	11.00	11.00	100	2015	2015	3	99	871														
3	0461	IRON FENCE	0	100	14	3	42.00	SF	8.50	8.50	100	2015	2015	3	97	346														
4	0810	CONCRETE A	0	100	0	0	290.00	SF	6.50	6.50	100	2018	2018	3	98	1,847														
TOTAL OB/XF 6,986																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
1	000100	C	SFR	100	0004	OR	0.00	0.00	2.17	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,100													
REVIEW DATE 07/21/2021 BY TWA Total Acres: 2.17 Total Land Value: 65,100 Market: 0 Agricultural: 0 Common: 65,100 PRINTED 08/02/2023 BY SYS																														

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

469,594

6,986

65,100

541,680

190,320

351,360

HX HB

50,000

301,360

541,680

0

472,196

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1429203

NEW CONSTR

370,325

08/01/2014

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1904/1993

3/03/2014

WD U

I

11

100

GRANTOR: EVERS JANICE

GRANTEE: ROBERTS KRIS A & AL

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2015] W4 FOP=[YR=2015] W37 BAS=[YR=2015] W21 S31

FGR=[YR=2015] S28 E22 N7 FOP=[YR=2015] E23 N9 W13 S2 W8 N2 W2

S9\$ N15 W14 N6 W8\$ E8 S6 E14 S6 E2 S2 E8 N2 E13 S11 E13 N33

FOP=[YR=2015] E4 N12 W4 S12\$ N12 W3 U2 L2 W5 D2 L2 W11 N2

W4 S2 W10 N9\$ S9 E10 N2 E4 S2 E11 U2 R2 E5 D2 R2 E3 N9\$

S9 E4 N9\$ PTR=E20 FUS=[YR=2015] E7 N4 E14 N4 E25 S11 W25 N7

S7 E25 S5 S19 W11 N19E11 W11 S17 W14 N6 W3 S22 W14 N28 W4

N13\$ W20\$.