

SE1/4 OF NE1/4
W OF PUBLIC ROAD
IN OR 2452/514

IRBY GARY R & MICHELLE L
452475 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2023

03-2N-24-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
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
BAS	2,192	100
FOP	144	30
USP	168	30
TOTALS	2,504	2,285

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,285	118.5800	107.02	244,541	1977	1977	0	0	32.50	67.50
1 SINGLE FAM - 0% - 0 Heated Area: 2192 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	2,192	100	2,192	158,347							
FOP	144	30	43	3,106							
USP	168	30	50	3,612							
TOTALS	2,504		2,285	165,065							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0351	CARPOT MT	0	0	50	20			10.00	100	1973
4	0681	POLE SHED	0	0	48	26			10.05	100	1980
5	0500	FP-PRE FAB	0	0	0	0			3,500.00	100	1977
7	0681	POLE SHED	0	0	48	14			15.00	100	2005
8	0300	BOAT DCK W	0	0	16	10			40.00	100	2007
TOTAL OB/XF 13,741											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	2.96	AC	1.00
Total Acres: 2.96 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	165,065		
TOTAL MARKET OB/XF VALUE	13,741		
TOTAL LAND VALUE - MARKET	88,800		
TOTAL MARKET VALUE	267,606		
SOH/AGL Deduction	35,073		
ASSESSED VALUE	232,533		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	232,533		
TOTAL JUST VALUE	267,606		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	211,394		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972225	H/AC	0	03/01/1997
7947	XF0B	2,360	03/23/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2452/0514	4/14/2021	WD	Q	I	01	188,000	
GRANTOR: PALMER CLYDE V							
GRANTEE: IRBY GARY R & MICHE							
1742/0682	5/10/2011	QC	U	I	11	100	
GRANTOR: BUCCEKKA ROBERT P & M							
GRANTEE: PALMER CLYDE V							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 USP=[YR=1993] N14 W12 S14 E12\$ W22 N24 W22 S50 E20 FOP=[YR=1993] S6 E24 N6 W24\$ E44 N26 \$.											