PT OF SE1/4 OF NE1/4
IN OR 1652/19 & OR 1729/1987
ESMT OR 1662/649

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

2023

03-2N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

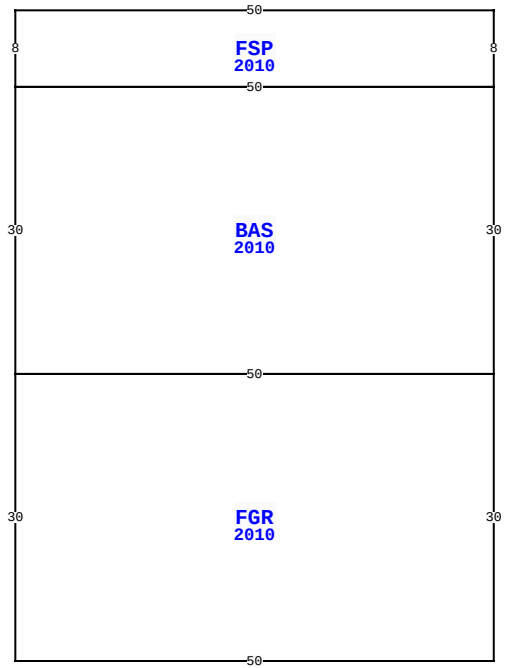
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	159,029
FGR	1,500	55	825	87,466
FSP	400	40	160	16,963
TOTALS	3,400		2,485	263,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,485	124.3104	112.19	278,792	2010	2010	0	0	0	5.50	94.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1500 HX Base Yr 2011



452475 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,871
TOTAL MARKET OB/XF VALUE		8,512
TOTAL LAND VALUE - MARKET		234,375
TOTAL MARKET VALUE		352,008
SOH/AGL Deduction		141,868
ASSESSED VALUE		210,140
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,140
TOTAL JUST VALUE		544,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002512	GARAGE	0	03/13/2019
C23299	CO ISSUED	0	06/30/2010
B23299	NEW CONSTR	336,430	02/01/2010
E22421	ELEC OTHER	0	02/01/2010
M15065	MECH OTHER	0	02/01/2010
P14142	OTHER	0	02/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1652/0019	11/24/2009	WD	Q	V	01	210,000

GRANTOR: BUCCELLA ROBERT & MAR
GRANTEE: IRBY GARY & MICHELL

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W50 S8 BAS=[YR=2010] S30 FGR=[YR=2010] S30 E50 N30 W50$ E50 N30 W50$ E50 N8$.

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	0812	CONCRETE C	0	100	0	0	2,313.00	SF	4.00	4.00	100	2010	2010	3	92	8,512	

LAND DESCRIPTION

TOTAL OB/XF 8,512

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	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	009530	C	POND	0			0.00	0.00	2.25	AC		1.00	1.00	1.00	2,500.00	2,500.00	5,625							
3	005010	A	SVCE ACRGE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	005500	A	TIMBER 2 SI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	550.00	550.00	550							
5	006000	A	PAST1/HAY	0			0.00	0.00	11.25	AC		1.00	1.00	1.00	440.00	440.00	4,950							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	13.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	198,750							

REVIEW DATE 09/23/2019 BY TW Total Acres: 16.50 Total Land Value: 41,625 Market: 198,750 Agricultural: 6,000 Common: 35,625 PRINTED 08/02/2023 BY SYS

PT OF SE1/4 OF NE1/4
IN OR 1652/19 & OR 1729/1987
ESMT OR 1662/649

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NASSAU COUNTY PROPERTY

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Roof Cover	03	COMP SHNGL 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

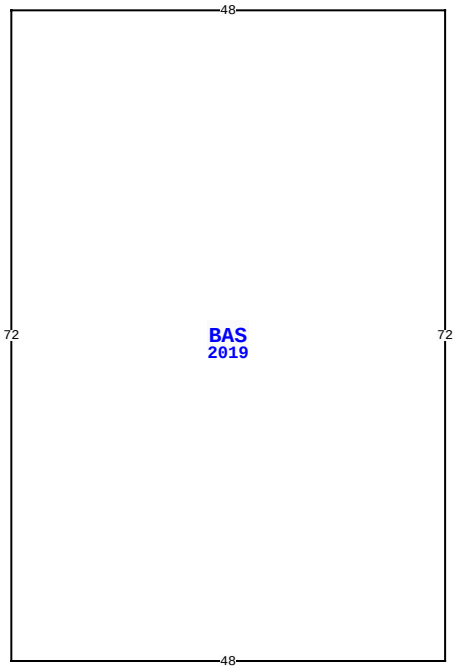
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,456	100	3,456	38,413
TOTALS	3,456		3,456	38,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	3,456	48.7600	11.70	40,435	2019	2019	0	0	0	5.00	95.00

2 BARNS – 0% - 2011 Heated Area: 3456 HX Base Yr 2011



452475 OLD DIXIE HWY, CALLAHAN

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INCOME VALUE		
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GRANTOR: BUCCELLA ROBERT & MAR
GRANTEE: IRBY GARY & MICHELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W48 S72 E48 N72$.

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 09/23/2019 BY TW Total Acres: 16.50 Total Land Value: 41,625 Market: 198,750 Agricultural: 6,000 Common: 35,625 PRINTED 08/02/2023 BY SYS