PT OF SE1/4 OF NE1/4
IN OR 1665/1140

HAWKES ANDREW & ELIZABETH L
452403 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

03-2N-24-0000-0003-0030

BUILDING CHARACTERISTICS

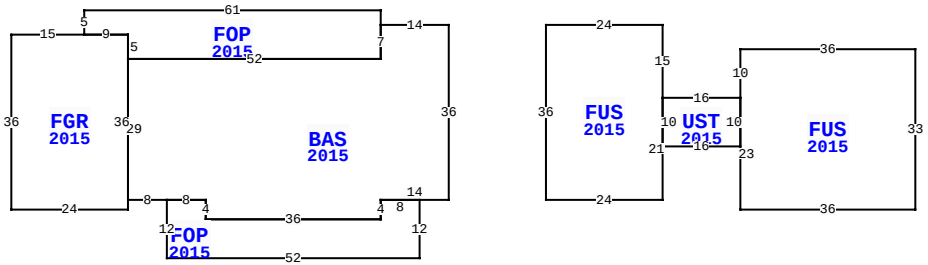
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,156	100	2,156	265,368
FGR	864	55	475	58,465
FOP	480	30	144	17,724
FOP	565	30	170	20,924
FUS	864	100	864	106,344
FUS	1,188	100	1,188	146,223
UST	160	45	72	8,862
TOTALS	6,277		5,069	623,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,069	106.8560	126.89	643,205	2015	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2016 Heated Area: 4208 HX Base Yr 2016



452403 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 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		623,909
TOTAL MARKET OB/XF VALUE		51,355
TOTAL LAND VALUE - MARKET		205,940
TOTAL MARKET VALUE		709,338
SOH/AGL Deduction		147,033
ASSESSED VALUE		562,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		512,305
TOTAL JUST VALUE		881,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631903	SWIM POOL	28,000	03/31/2016
E1630798	ELEC OTHER	0	03/31/2016
B1429076	CO ISSUED	0	07/29/2015
B1429076	NEW CONSTR	522,723	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1665/1140	2/25/2010	WD	Q	V	01	142,000

GRANTOR: BUCCELLA ROBERT P & M

GRANTEE: HAWKES ANDREW & ELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] N3 W61 S5 FGR=[YR=2015] W15 S36 E24 N36 W9$ E9 S5 E52 N7$ S7 W52 S29 E8 FOP=[YR=2015] S12 E52 N12 W8 S4 W36 N4 W8$ E8 S4 E36 N4 E14 N36$ PTR=E20 FUS=[YR=2015] E24 S15 UST=[YR=2015] E16 FUS=[YR=2015] N10 E36 S33 W36 N23$ S10 W16 N10$ S21 W24 N36$ W20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
2	0812	CONCRETE C	0	100	0	0	2,168.00	SF	4.00	4.00	100	2015	2015	3	96	8,325	
3	0855	CONC PAVER	0	100	0	0	1,024.00	SF	10.00	10.00	100	2016	2016	3	97	9,933	
4	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2016	2016	3	84	29,702	

LAND DESCRIPTION

TOTAL OB/XF 51,355

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006005	A	PAST/GRAZE	0			0.00	0.00	9.26	AC		1.00	1.00	1.00	440.00	440.00	4,074							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	9.26	AC		1.00	1.00	1.00	19,000.00	19,000.00	175,940							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 10.26 Total Land Value: 34,074 Market: 175,940 Agricultural: 4,074 Common: 30,000 PRINTED 08/02/2023 BY SYS