

PT OF NE1/4 OF NW1/4
 IN OR 2460/1223 & ESMT'S IN
 OR 435/141,OR 854/687 (EX UTIL)

FISHER ADAM H
 PO BOX 1665
 CALLAHAN, FL 32011

2023

07-2N-26-0000-0002-0000



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	VALUATION SUMMARY																																																																																																																																																																																																																																																										
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																																																																																																																																																																																																							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19262	NEW CONSTR	4,317	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/1223	5/10/2021	QC	U	I	11	100
GRANTOR: FISHER ADAM H						
GRANTEE: FISHER ADAM H						
1910/1790	4/06/2014	QC	U	I	11	100
GRANTOR: FISHER ADAM H						
GRANTEE: FISHER ADAM H III						

EXTRA FEATURES															BLD DATE		LGL DATE				
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	XF DATE	LAND DATE	INC DATE	AG DATE
56094 DIXON TRL, CALLAHAN																					
4	0351	CARPORT MT	0	0	45	30	1,350.00	SF	6.60	6.60	100	2007	2007	3	35	3,119					
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000					

BUILDING NOTES									

BUILDING DIMENSIONS									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.25	45,000.00	56,250.00	56,250							