PT OR SW1/4 OF SEC 12-2N-24E
IN OR 1617/893 BEING
PARCELS "A" & "B"

LAYFIELD KENNETH & JACQUELYN
451346 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

12-2N-24-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

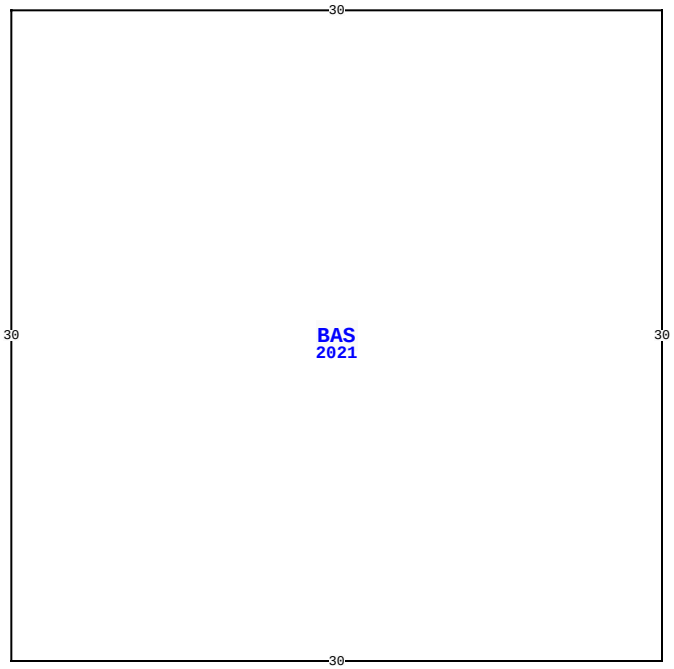
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	17,820
TOTALS	900		900	17,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	57.1320	20.00	18,000	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2012 Heated Area: 900 HX Base Yr 2012



451346 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,319
TOTAL MARKET OB/XF VALUE		22,202
TOTAL LAND VALUE - MARKET		71,008
TOTAL MARKET VALUE		299,529
SOH/AGL Deduction		56,834
ASSESSED VALUE		242,695
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,695
TOTAL JUST VALUE		299,529
NCON VALUE		188,502
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006642	CO ISSUED	0	04/28/2022
22000525	MH MOVE-ON	0	01/10/2022
B22607	ADDITION	8,400	06/01/2009
R11945	REPAIR/RRF	1,280	06/01/2009
M023909	MH MOVE-ON	0	08/01/2002
MH023861	MH MOVE-ON	0	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1617/0893	4/28/2009	WD	U	I	12	115,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: LAYFIELD KENNETH &						
1577/1372	7/21/2008	WD	U	I	02	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S30 E30 N30$.

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
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	2,275.00	2,275.00	100	2002	2002	3	87	1,979	
9	0812	CONCRETE C	0	100	0	0	935.00	SF	4.00	4.00	100	2003	2003	3	84	3,142	
10	1242	WD DECK A	0	100	30	20	600.00	SF	10.00	10.00	100	2009	2009	3	45	2,700	
11	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2021	2021	3	97	8,381	

LAND DESCRIPTION

TOTAL OB/XF 22,202

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	000115	C	SFR ACRES	100	0006		0.00	0.00	6.34	AC		1.00	1.00	0.70	16,000.00	11,200.00	71,008							

REVIEW DATE 05/24/2022 BY TW Total Acres: 6.34 Total Land Value: 71,008 Market: 0 Agricultural: 0 Common: 71,008 PRINTED 08/02/2023 BY SYS

PT OR SW1/4 OF SEC 12-2N-24E
IN OR 1617/893 BEING
PARCELS "A" & "B"

LAYFIELD KENNETH & JACQUELYN
451346 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

12-2N-24-0000-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

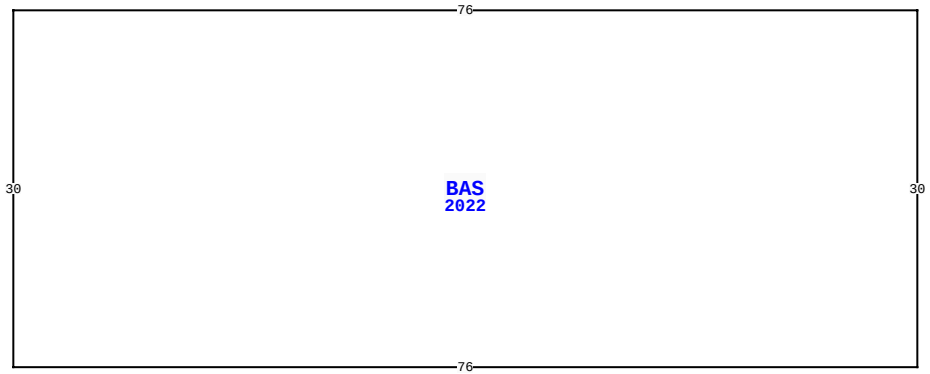
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	188,499
TOTALS	2,280		2,280	188,499

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,280	128.4800	83.51	190,403	2022	2022	0	0	0	1.00	99.00

3 MH 94NO RP – 100% - 2012 Heated Area: 2280 HX Base Yr 2012



451346 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		206,319
TOTAL MARKET OB/XF VALUE		22,202
TOTAL LAND VALUE - MARKET		71,008
TOTAL MARKET VALUE		299,529
SOH/AGL Deduction		56,834
ASSESSED VALUE		242,695
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,695
TOTAL JUST VALUE		299,529
NCON VALUE		188,502
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1617/0893	4/28/2009	WD	U	I	12	115,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: LAYFIELD KENNETH &						
1577/1372	7/21/2008	WD	U	I	02	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/24/2022 BY TW Total Acres: 6.34 Total Land Value: 71,008 Market: 0 Agricultural: 0 Common: 71,008 PRINTED 08/02/2023 BY SYS