PT OF LOTS 1 THRU 6 & PT OF
NW1/4 PAR 26-3 IN OR 1187/189
(EX ESMT OR 326/543)

RUSS FRANCES E L/E/
450552 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

19-2N-25-0000-0026-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

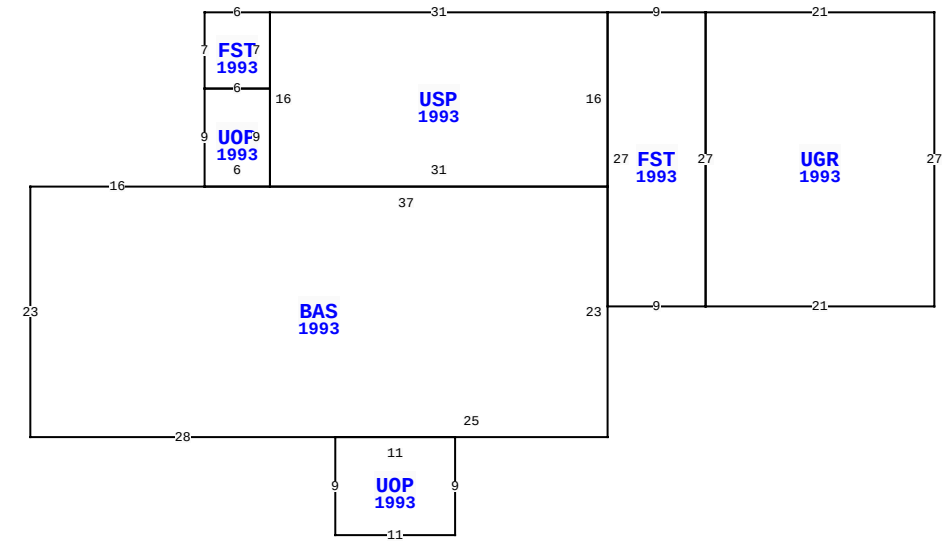
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,219	100	1,219	29,475
FST	42	65	27	653
FST	243	65	158	3,821
UGR	567	45	255	6,166
UOP	54	25	14	338
UOP	99	25	25	605
USP	496	50	248	5,997
TOTALS	2,720		1,946	47,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,946	124.0000	80.60	156,848	1975	1975	0	0	0	70.00	30.00

1 M/H 93- - 100% - 0 Heated Area: 1219 HX Base Yr



450552 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		47,054
TOTAL MARKET OB/XF VALUE		31,640
TOTAL LAND VALUE - MARKET		179,000
TOTAL MARKET VALUE		257,694
SOH/AGL Deduction		183,569
ASSESSED VALUE		74,125
TOTAL EXEMPTION VALUE	HX HB WX	54,125
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		257,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22452	REMODEL	7,817	05/01/2009
B985123	GARAGE	37,500	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1187/0189	11/06/2003	WD	U	I	18	100
GRANTOR: RUSS CLYDE & FRANCES						
GRANTEE: RUSS KEITH ALAN						
0162/0281	1/01/1974	WD	Q	V		13,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W21 FST=[YR=1993] W9 USP=[YR=1993] W31 FST=[YR=1993] W6 S7 UOP=[YR=1993] S9 BAS=[YR=1993] W16 S23 E28 UOP=[YR=1993] S9 E11 N9 W11 $ E25 N23 W37 $ E6 N9 W6 $ E6 N7 $ S16 E31 N16 $ S27 E9 N27 $ S27 E21 N27 $.

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	0940	SHEDS/PORT	0	100	11	20	220.00	SF	30.00	30.00	100	1985	1985	3	20	1,320	
2	0510	GARAGE WD-	0	100	50	30	1,500.00	SF	35.00	35.00	100	1999	1999	3	28	14,700	
3	0811	CONCRETE B	0	100	0	0	680.00	SF	5.20	5.20	100	1999	1999	3	79	2,793	
4	0812	CONCRETE C	0	100	0	0	1,225.00	SF	4.00	4.00	100	2002	2002	3	83	4,067	
5	0681	POLE SHED	0	100	60	40	2,400.00	SF	15.00	15.00	100	1988	1988	3	20	7,200	
6	0300	BOAT DCK W	0	100	0	0	160.00	SF	40.00	40.00	100	1990	1990	3	20	1,280	
7	0351	CARPORT MT	0	100	16	11	176.00	SF	5.90	5.90	100	2005	2005	3	27	280	

LAND DESCRIPTION

TOTAL OB/XF 31,640

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	000115	C	SFR ACRES	100			0.00	0.00	9.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	144,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 10.00 Total Land Value: 179,000 Market: 0 Agricultural: 0 Common: 179,000 PRINTED 08/02/2023 BY SYS