PT SEC 19-2N-25E
IN OR 2012/679

BLUME STACY E SR EST/BLUME CATHERINE P
C/O STACY E BLUME JR, 450668 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

19-2N-25-0000-0026-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

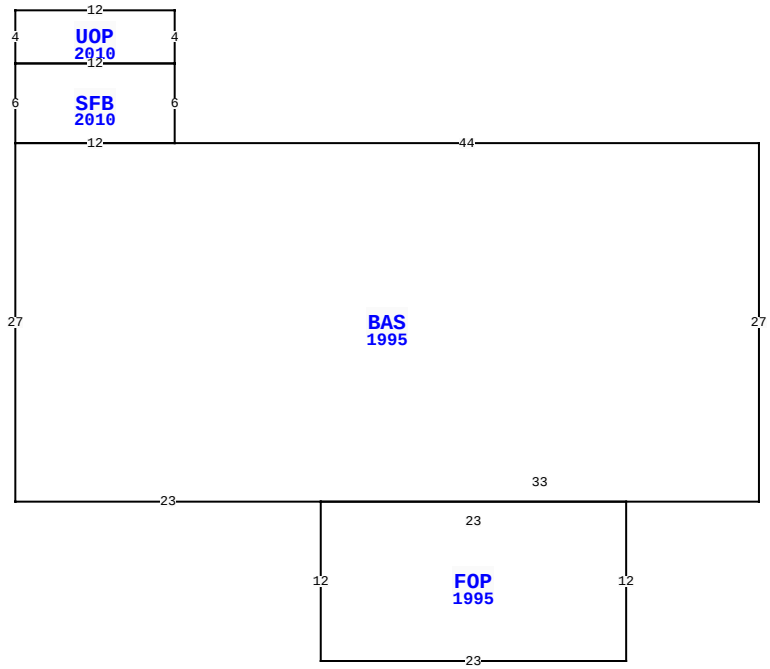
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,512	100	1,512	40,656
FOP	276	30	83	2,232
SFB	72	80	58	1,560
UOP	48	25	12	323
TOTALS	1,908		1,665	44,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,665	128.0400	89.63	149,234	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ - 50% - 2019 Heated Area: 1570 HX Base Yr 2019



450668 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		44,770
TOTAL MARKET OB/XF VALUE		7,805
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		88,275
SOH/AGL Deduction		17,165
ASSESSED VALUE		71,110
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		46,110
TOTAL JUST VALUE		167,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/0679	11/02/2015	WD	U	I	11	100

GRANTOR: BLUME STACY E SR & CA

GRANTEE: BLUME STACY E SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W44 SFB=[YR=2010] N6 UOP=[YR=2010] N4 W12 S4 E12$ W12 S6 E12$ W12 S27 E23 FOP=[YR=1995] S12 E23 N12 W23$ E33 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	0810	CONCRETE A	0	50	10	15	150.00	SF	6.50	6.50	100	1997	1997	3	75	731	
2	0680	POLE SHED	0	50	15	36	540.00	SF	10.00	10.00	100	1997	1997	3	26	1,404	
3	0350	CARPORT WD	0	50	15	11	165.00	SF	13.00	13.00	100	1997	1997	3	20	429	
4	0200	BARN WD 0-	0	50	24	24	576.00	SF	20.00	20.00	100	1997	1997	3	26	2,995	
5	0200	BARN WD 0-	0	50	24	13	312.00	SF	20.00	20.00	100	1997	1997	3	26	1,622	
6	0350	CARPORT WD	0	50	10	24	240.00	SF	13.00	13.00	100	1997	1997	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 7,805

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	50			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005902	A	HARDWOOD SI	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 5.00 Total Land Value: 35,700 Market: 80,000 Agricultural: 700 Common: 35,000 PRINTED 08/02/2023 BY SYS