PT OF NE1/4 OF SW1/4
PT OR 685/275 BEING PARCEL B

WAY JAMES H
PO BOX 209
CALLAHAN, FL 32011-0209

2023

19-2N-25-0000-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

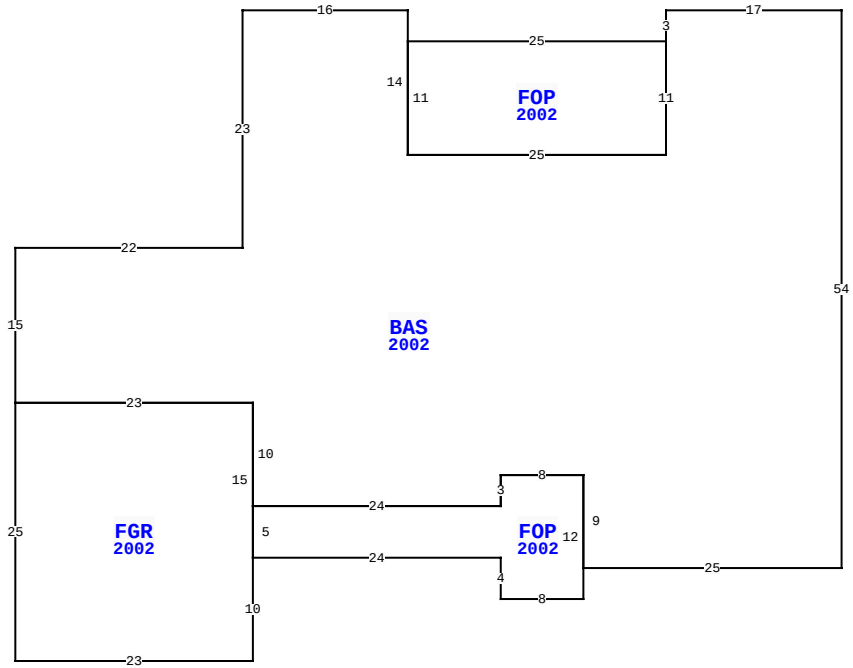
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100	2,880	281,863
FGR	575	55	316	30,926
FOP	216	30	65	6,361
FOP	275	30	82	8,025
TOTALS	3,946		3,343	327,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,343	96.9588	115.14	384,913	2002	2002	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 2880 HX Base Yr 2004



450368 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		327,176
TOTAL MARKET OB/XF VALUE		2,955
TOTAL LAND VALUE - MARKET		68,400
TOTAL MARKET VALUE		398,531
SOH/AGL Deduction		167,666
ASSESSED VALUE		230,865
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,865
TOTAL JUST VALUE		398,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B5125	NEW CONSTR	134,450	06/01/1998
R1103	REPAIR/RRF	0	06/01/1998
E4959	NEW CONSTR	0	06/01/1998
M3490	H/AC	0	06/01/1998
P3098	NEW CONSTR	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0685/0278	7/20/1993	PR	U	V	07	100
GRANTOR: GILBERT WM P/R						
GRANTEE: GILBERT WILLIAM L						
0685/0275	7/20/1993	WD	U	V	07	100
GRANTOR: GILBERT WILLIAM						
GRANTEE: WAY JAMES H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W17 S3 FOP=[YR=2002] W25 S11 E25 N11 $ S11 W25 N14 W16 S23 W22 S15 FGR=[YR=2002] S25 E23 N10 FOP=[YR=2002] E24 S4 E8 N12 W8 S3 W24 S5 $ N15 W23 $ E23 S10 E24 N3 E8 S9 E25 N54 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
2	0812	CONCRETE C	0	100	37	3	111.00	SF	4.00	4.00	100	2002	2002	3	83	369	
3	1127	BRICK 8"	0	100	27	3	81.00	SF	11.00	11.00	100	2002	2002	3	95	846	

LAND DESCRIPTION

TOTAL OB/XF 2,955

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	0004	OR	0.00	0.00	3.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	68,400							

REVIEW DATE 02/28/2019 BY KBA Total Acres: 3.80 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 08/02/2023 BY SYS