PT OF SE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 119/28

WHITE GRACIE EST & PAUL C
C/O YOLANDA L WHITE, 450268 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

19-2N-25-0000-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

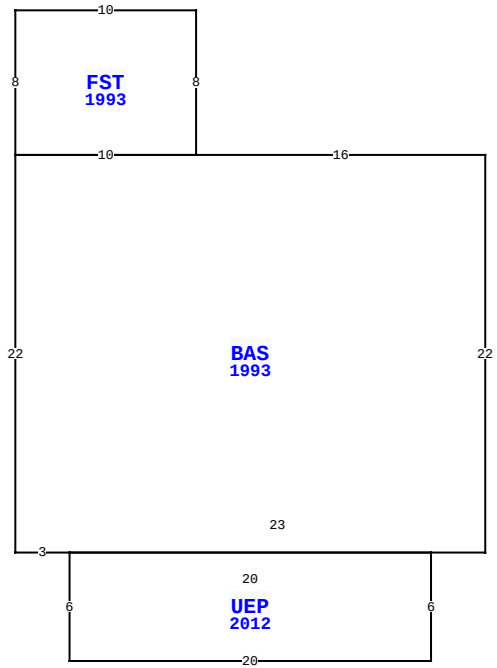
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	23,284
FST	80	55	44	1,791
UEP	120	60	72	2,931
TOTALS	772		688	28,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	688	90.2000	81.41	56,010	1960	1960	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 572 HX Base Yr



450268 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	28,005
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,150
TOTAL MARKET VALUE	31,155
SOH/AGL Deduction	2,092
ASSESSED VALUE	29,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,063
TOTAL JUST VALUE	31,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0119/0028	1/01/1972	QC	U	I		600
GRANTOR:						
GRANTEE:						
0002/0070	3/12/1960	WD	U	I	06	100
GRANTOR: CRANE RUDOLPH & ROSET						
GRANTEE: WHITE PAUL C & GRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FST=[YR=1993] N8 W10 S8 E10$ W10S22 E3
UEP=[YR=2012] S6 E20 N6 W20$ E23 N22$.

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
1	000100	C	SFR	0	0004	OR	0.00	0.00	0.09	AC		1.00	1.00	1.00	35,000.00	35,000.00	3,150							

REVIEW DATE 07/30/2018 BY KBX Total Acres: 0.09 Total Land Value: 3,150 Market: 0 Agricultural: 0 Common: 3,150 PRINTED 08/02/2023 BY SYS