PT OF SE1/4 OF SW1/4 OF
SEC 19-2N-25E IN DBK 275/508 &
OR 628/1164 & ESMT IN

BLUE THOMAS A
PO BOX 332
CALLAHAN, FL 32011-0332

2023

19-2N-25-0000-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

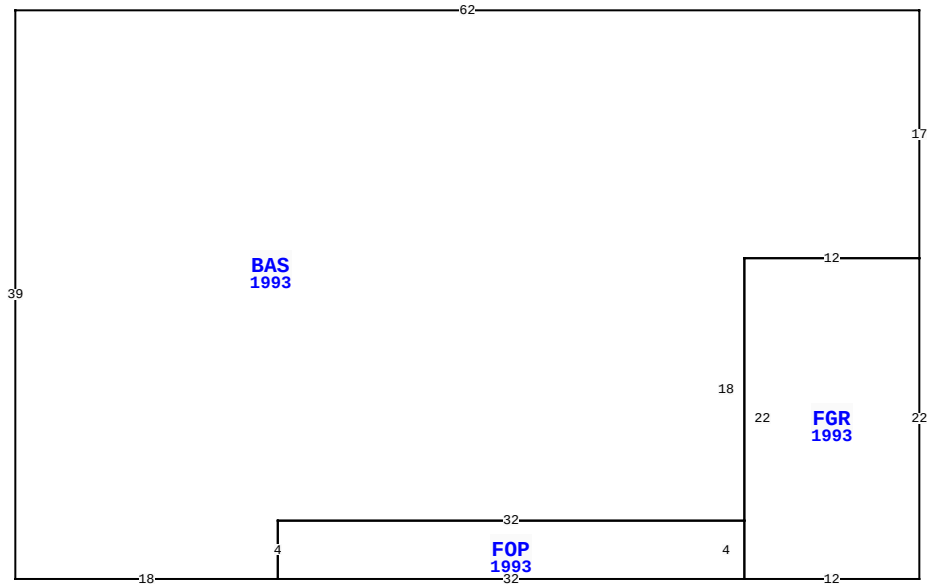
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,026	100	2,026	111,445
FGR	264	55	145	7,976
FOP	128	30	38	2,090
TOTALS	2,418		2,209	121,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	92.0000	83.03	183,413	1961	1961	0	0	0	33.75	66.25

1 SINGLE FAM – 100% - 0 Heated Area: 2026 HX Base Yr



450236 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		121,511
TOTAL MARKET OB/XF VALUE		28,494
TOTAL LAND VALUE - MARKET		18,550
TOTAL MARKET VALUE		168,555
SOH/AGL Deduction		89,594
ASSESSED VALUE		78,961
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,961
TOTAL JUST VALUE		168,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941319	XFOB	13,056	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0628/1164	11/12/1990	QC	U	I	16	100
GRANTOR: CRANE RUDOLPH						
GRANTEE: BLUE THOMAS A						
0275/0508	2/25/1959	WD	U	I	06	100
GRANTOR: CRANE RUDOLPH & ROSET						
GRANTEE: BLUE THOMAS A & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S39 E18 FOP=[YR=1993] E32 FGR=[YR=1993]
E12 N22 W12 S22 $ N4 W32 S4 $ N4 E32 N18 E12 N17 $.

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	100	0	0	414.00	SF	6.50	6.50	100	1980	1980	3	35	942	
2	0511	GARAGE CB-	0	100	24	36	864.00	SF	40.00	40.00	100	1995	1995	3	72	24,883	
3	0811	CONCRETE B	0	100	0	0	713.00	SF	5.20	5.20	100	1995	1995	3	72	2,669	

LAND DESCRIPTION

TOTAL OB/XF 28,494

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	100		OR	0.00	0.00	0.53	AC		1.00	1.00	1.00	35,000.00	35,000.00	18,550							

REVIEW DATE 12/03/2019 BY TWA Total Acres: 0.53 Total Land Value: 18,550 Market: 0 Agricultural: 0 Common: 18,550 PRINTED 08/02/2023 BY SYS