PT OF SW1/4
IN OR 1565/310
(EX 33-10 46-1 EX FPL R/W IN

HARRIS FRANK L REV TRUST/HARRIS FRANK L TRUSTEE
450291 OLD DIXIE HWY
CALLAHAN, FL 32011

2023

19-2N-25-0000-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

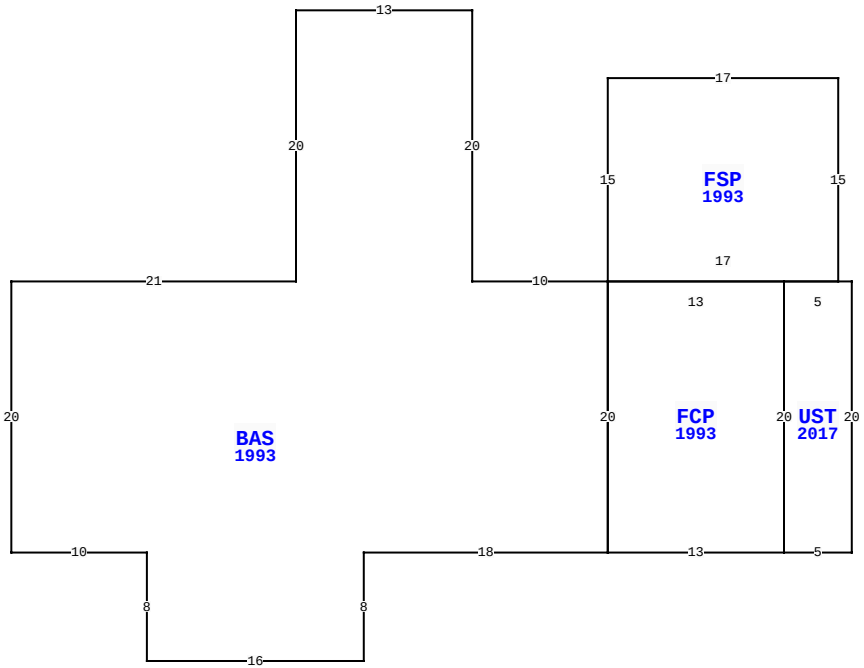
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,268	100	1,268	66,716
FCP	260	25	65	3,420
FSP	255	40	102	5,366
UST	100	45	45	2,367
TOTALS	1,883		1,480	77,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,480	88.3320	79.72	117,986	1960	1960	0	0	0	34.00	66.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1268 HX Base Yr 2021



450291 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		77,871
TOTAL MARKET OB/XF VALUE		1,080
TOTAL LAND VALUE - MARKET		21,700
TOTAL MARKET VALUE		100,651
SOH/AGL Deduction		39,060
ASSESSED VALUE		61,591
TOTAL EXEMPTION VALUE	HX HB	36,591
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		100,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94634	MH MOVE-ON	14,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/0310	5/06/2008	WD	U	I	01	100

GRANTOR: HARRIS FRANK L

GRANTEE: HARRIS FRANK L TRUS

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W17 S15 BAS=[YR=1993] W10 N20 W13 S20 W21 S20 E10 S8 E16 N8 E18 N20 $ FCP=[YR=1993] S20 E13 UST=[YR=2017] E5 N20 W5 S20 $ N20 W13$E17 N15 $.

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	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40	
3	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	6.50	100	2000	2000	3	80	1,040	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	0.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	21,700							

REVIEW DATE 07/30/2018 BY KBX Total Acres: 0.62 Total Land Value: 21,700 Market: 0 Agricultural: 0 Common: 21,700 PRINTED 08/02/2023 BY SYS