PT OF NE1/4 OF SW1/4
OF SE1/4
IN DB 258 PG 451 CO REC

FLORIDA POWER & LIGHT CO
ATTN: PROPERTY TAX -PSX/JB, 700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2023

19-2N-25-0000-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

450118 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	0
TOTAL MARKET OB/XF VALUE	24,769
TOTAL LAND VALUE - MARKET	127,125
TOTAL MARKET VALUE	151,894
SOH/AGL Deduction	0
ASSESSED VALUE	151,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,894
TOTAL JUST VALUE	151,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6882	DEMOLITION	0	12/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0511	GARAGE CB-	0	0	28	19	532.00	SF	40.00	40.00	100	1991	1991	3	64	13,619	
2	0940	SHEDS/PORT	0	0	6	6	36.00	SF	30.00	30.00	100	1991	1991	3	20	216	
3	0803	ASPHALT C	0	0	0	0	5,670.00	SF	2.00	2.00	100	1991	1991	3	50	5,670	
4	0430	CL FNC 6B	0	0	0	0	528.00	LF	9.70	9.70	100	1991	1991	3	29	1,485	
5	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1991	1991	3	29	218	
6	0812	CONCRETE C	0	0	0	0	1,391.00	SF	4.00	4.00	100	1991	1991	3	64	3,561	

LAND DESCRIPTION

TOTAL OB/XF 24,769

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	009100	C	UTILITY	0		IW	0.00	0.00	3.39	AC		1.00	1.00	0.75	50,000.00	37,500.00	127,125							

REVIEW DATE 01/01/2018 BY MH Total Acres: 3.39 Total Land Value: 127,125 Market: 0 Agricultural: 0 Common: 127,125 PRINTED 08/02/2023 BY SYS