PT OF SW1/4 OF SE1/4 & PT OF
SE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 1627/1796

SARES ROBERT T JR
450204 OLD DIXIE HWY
CALLAHAN, FL 32011

**2023**

**19-2N-25-0000-0114-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

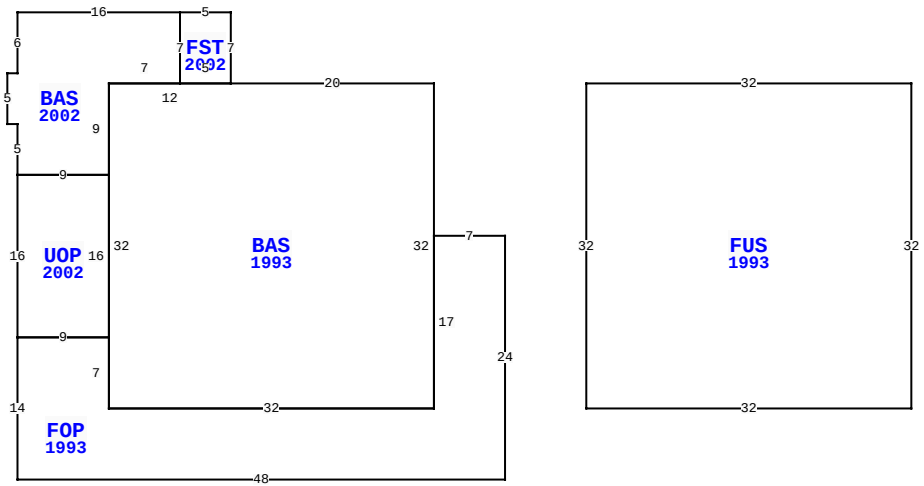
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 70 |
| Interior Wall | 05 | DRYWALL 30 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 11 | CLAY TILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 1,024 | 100 | 1,024 | 87,849 |
| BAS | 198 | 100 | 198 | 16,986 |
| FOP | 518 | 30 | 155 | 13,298 |
| FST | 35 | 55 | 19 | 1,630 |
| FUS | 1,024 | 100 | 1,024 | 87,849 |
| UOP | 144 | 20 | 29 | 2,488 |
| TOTALS | 2,943 | | 2,449 | 210,101 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,449 | 135.1812 | 122.00 | 298,778 | 1950 | 1980 | 0 | 0 | 0 | 29.68 | 70.32 |

1 SINGLE FAM – 100% - 2010 Heated Area: 2246 HX Base Yr 2010




450204 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 | | 210,101 |
| TOTAL MARKET OB/XF VALUE | | 9,856 |
| TOTAL LAND VALUE - MARKET | | 57,240 |
| TOTAL MARKET VALUE | | 277,197 |
| SOH/AGL Deduction | | 133,368 |
| ASSESSED VALUE | | 143,829 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 93,829 |
| TOTAL JUST VALUE | | 277,197 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 236,520 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M14782 | MECH OTHER | 0 | 08/01/2009 |
| B22774 | REMODEL | 7,700 | 08/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1627/1796 | 6/30/2009 | WD | Q | I | 03 | 75,000 |
| GRANTOR: DIXON JOSEPH KENNETH | | | | | | |
| GRANTEE: SARES ROBERT T JR | | | | | | |
| 1148/1003 | 6/26/2003 | WD | U | I | 23 | 85,000 |
| GRANTOR: PAULY BUFFY ANN | | | | | | |
| GRANTEE: DIXON JOSEPH & FRAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=2002] N7 W5 BAS=[YR=2002] W16 S6 W1 S5 E1 S5 UOP=[YR=2002] S16 FOP=[YR=1993] S14 E48 N24 W7 S17 W32 N7 W9 $ E9 N16 W9 $ E9 N9 E7 N7 $ S7 E5 $ W12 S32 E32 N32 $ PTR= E15 FUS=[YR=1993] E32 S32 W32 N32 $ W15 $ .

## EXTRA FEATURES

| L N | 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 | 100 | 15 | 28 | 420.00 | SF | 40.00 | 40.00 | 100 | 1987 | 1987 | 3 | 54.5 | 9,156 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1950 | 1950 | 3 | 20 | 700 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,856

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 3.18 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 57,240 | | | | | | | |

REVIEW DATE 05/05/2020 BY KBA Total Acres: 3.18 Total Land Value: 57,240 Market: 0 Agricultural: 0 Common: 57,240 PRINTED 08/02/2023 BY SYS