

PT OF JOHNSON LOT S/D & PT OF
NW1/4 OF SEC 29-2N-25E IN
OR 2114/1599

PEREZ CYNTHIA BYOUS
45508 DIXIE AVE
CALLAHAN, FL 32011

2023

29-2N-25-0000-0010-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1,372	105,213
FCP	114	25	28	2,147
FOP	114	30	34	2,607
FSP	192	40	77	5,905

TOTALS	1,792		1,511	115,872
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	176.00	SF	6.50	
3	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	
4	0940	SHEDS/PORT	0 100	8	20	160.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			97.00	205.00	0.55

REVIEW DATE 04/17/2018 BY KBX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,511	119.8500	108.16	163,430	1980	1980		0	0	70.90
1 SINGLE FAM - 100% - 2018 Heated Area: 1372 HX Base Yr 2018											

45508 DIXIE AVE, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
9,331											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100			97.00	205.00	0.55	AC	

Total Acres: 0.55 Total Land Value: 19,250 Market: 0 Agricultural: 0 Common: 19,250

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		115,872	
TOTAL MARKET OB/XF VALUE		9,331	
TOTAL LAND VALUE - MARKET		19,250	
TOTAL MARKET VALUE		144,453	
SOH/AGL Deduction		46,422	
ASSESSED VALUE		98,031	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		48,031	
TOTAL JUST VALUE		144,453	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4124	XFOB	0	05/10/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2567/0779	4/18/2022	FJ	U	I	11	0	
GRANTOR: PEREZ SHAWN FRANCISCO							
GRANTEE: PEREZ CYNTHIA BYOUS							
2114/1599	4/19/2017	WD	Q	I	01	88,000	
GRANTOR: NGUYEN HIEN MARY							
GRANTEE: PEREZ SHAWN F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W50 S32 E14 FOP=[YR=1993] E19 FCP=[YR=1998] E17 N18 W1 FSP=[YR=2012] W16 S12 E16 N12\$ S12 W16 S6\$ N6 W19 S6\$ N6 E35 N12 E1 N14\$.									

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