

PT FRACL NW1/4 OF
SEC 29-2N-25E IN OR 1320/1281
(EX UTIL ESMT IN OR 1836/29)

WEST NASSAU HISTORICAL SOCIETY INC
PO BOX 1758
CALLAHAN, FL 32011

2023

29-2N-25-0000-0065-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 50
Interior Floor	05 DRYWALL 50
Interior Floc	09 PINE WOOD 100
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	2 100
Frame	02 WOOD FRAME 100
Story Height	11 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	7900CULTURAL GROUPS

MAP NUM	MKT AREA	07
---------	----------	----

NEIGHBORHOOD/LOC	7001.00
------------------	---------

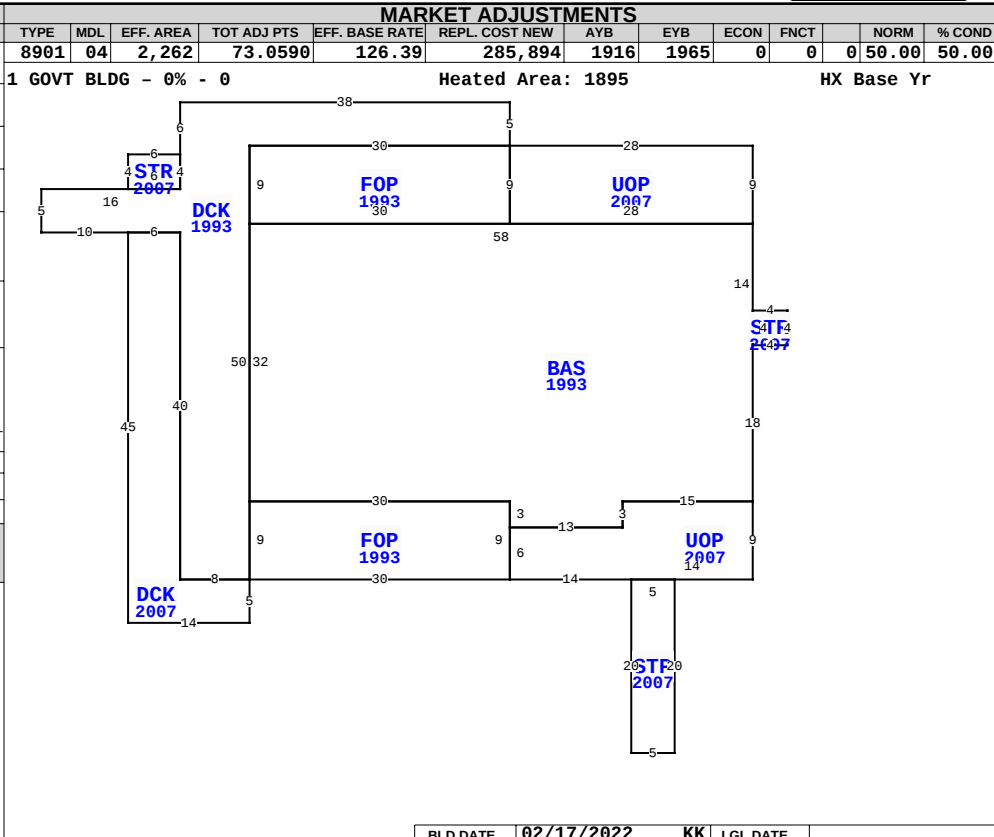
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	119,755
DCK	670	10	67	4,234
DCK	310	10	31	1,959
FOP	270	30	81	5,119
FOP	270	30	81	5,119
STP	100	10	10	632
STR	16	10	2	127
STR	24	10	2	127
UOP	213	20	43	2,718
UOP	252	20	50	3,160
TOTALS	4,020		2,262	142,947

EXTRA FEATURES	45383 DIXIE AV, CALLAHAN
----------------	--------------------------

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,720.00	SF	4.00	4.00	100	1990	1990	3	62	6,746	
2	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	2000	2000	3	80	1,773	
3	0803	ASPHALT C	0	0	0	0	7,084.00	SF	2.00	2.00	100	2000	2000	3	50	7,084	
4	0400	CONC CURB	0	0	0	0	10.00	LF	15.00	15.00	100	2000	2000	3	85	128	
5	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2000	2000	3	20	200	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	1,392	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	55	275	
8	0444	BOX FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2000	2000	3	20	29	
9	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2008	2008	3	40	1,920	
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	50	2,400	

LAND DESCRIPTION	TOTAL OB/IF	21,947
------------------	-------------	--------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007900	C	CULTURAL	0	0003		0.00	0.00	47,916.00	SF		1.00	1.00	1.00	4.00	4.00	191,664							



BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022
INC DATE			AG DATE	

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,720.00	SF	4.00	4.00	100	1990	1990	3	62	6,746	
2	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	2000	2000	3	80	1,773	
3	0803	ASPHALT C	0	0	0	0	7,084.00	SF	2.00	2.00	100	2000	2000	3	50	7,084	
4	0400	CONC CURB	0	0	0	0	10.00	LF	15.00	15.00	100	2000	2000	3	85	128	
5	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2000	2000	3	20	200	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	55	1,392	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	55	275	
8	0444	BOX FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2000	2000	3	20	29	
9	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2008	2008	3	40	1,920	
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	50	2,400	

LAND DESCRIPTION	TOTAL OB/IF	21,947
------------------	-------------	--------

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007900	C	CULTURAL	0	0003		0.00	0.00	47,916.00	SF		1.00	1.00	1.00	4.00	4.00	191,664							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
------------------------	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,342
TOTAL MARKET OB/XF VALUE		31,191
TOTAL LAND VALUE - MARKET		191,664
TOTAL MARKET VALUE		425,197
SOH/AGL Deduction		61,816
ASSESSED VALUE		363,381
TOTAL EXEMPTION VALUE	10	363,381
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		425,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E3886	ELEC OTHER	0	10/16/2014
2396	ADDITION	7,500	09/12/1990

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1281	5/27/2005	QC	U	I	06	100

SALES DATA						
GRANTOR: CABOOSE CLUB INC						
GRANTEE: WEST NASSAU HISTORI						
1267/0917	10/20/2004	QC	U	I	06	100
GRANTOR: WEST NASSAU HISTORICA						
GRANTEE: CABOOSE CLUB INC						

BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=1993] S6 STR=[YR=2007] W6 S4 E6 N4\$ S4 W16 S5 E10						
DCK=[YR=2007] S45 E14 N5 W8 N40 W6\$ E6 S40 E8 FOP=[YR=1993]						
E30 UOP=[YR=2007] E14 STP=[YR=2007] S20 E5 N20 W5\$ E14 N9						
BAS=[YR=1993] N18 STR=[YR=2007] E4 N4 W4 S4\$ N14						
UOP=[YR=2007] N9 W28 FOP=[YR=1993] W30 S9 E30 N9\$ S9E28\$						
W58 S32 E30 S3 E13 N3 E15\$ W15 S3 W13 S6\$ N9 W30 S9\$ N50 E30						
N5 W38\$.						

PT FRACL NW1/4 OF
SEC 29-2N-25E IN OR 1320/1281
(EX UTIL ESMT IN OR 1836/29)

WEST NASSAU HISTORICAL SOCIETY INC
PO BOX 1758
CALLAHAN, FL 32011

2023

29-2N-25-0000-0065-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	0	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7900	CULTURAL GROUPS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	57,562
CAN	20	30	6	423
CAN	65	30	20	1,411
TOTALS	901		842	59,395

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
11	0350	CARPORT WD	0	0	11	6	66.00	SF	13.00	13.00	
12	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	
13	1242	WD DECK A	0	0	0	0	486.00	SF	10.00	10.00	
14	1242	WD DECK A	0	0	24	18	432.00	SF	10.00	10.00	
15	0350	CARPORT WD	0	0	19	18	342.00	SF	8.58	8.58	
16	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0303	04	842	75.6000	84.48	71,132	1985	1985	0	0	0 16.50	83.50
2 CLUB HOUSE - 0% - 0											
Heated Area: 816 HX Base Yr											
45383 DIXIE AV, CALLAHAN											
BLD DATE 02/17/2022 KK LGL DATE 02/17/2022 KK XF DATE 02/17/2022 KK LAND DATE 02/17/2022 KK INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		202,342	
TOTAL MARKET OB/XF VALUE		31,191	
TOTAL LAND VALUE - MARKET		191,664	
TOTAL MARKET VALUE		425,197	
SOH/AGL Deduction		61,816	
ASSESSED VALUE		363,381	
TOTAL EXEMPTION VALUE		10	363,381
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		425,197	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,600	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1320/1281	5/27/2005	QC U	I	06		100	
GRANTOR: CABOOSE CLUB INC							
GRANTEE: WEST NASSAU HISTORI							
1267/0917	10/20/2004	QC U	I	06		100	
GRANTOR: WEST NASSAU HISTORICA							
GRANTEE: CABOOSE CLUB INC							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2014] W3 CAN=[YR=2014] N5 W13 S5 E13\$ W31 S24 E3 CAN=[YR=2014] S4 E5 N4 W5\$ E31 N24\$.											