



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	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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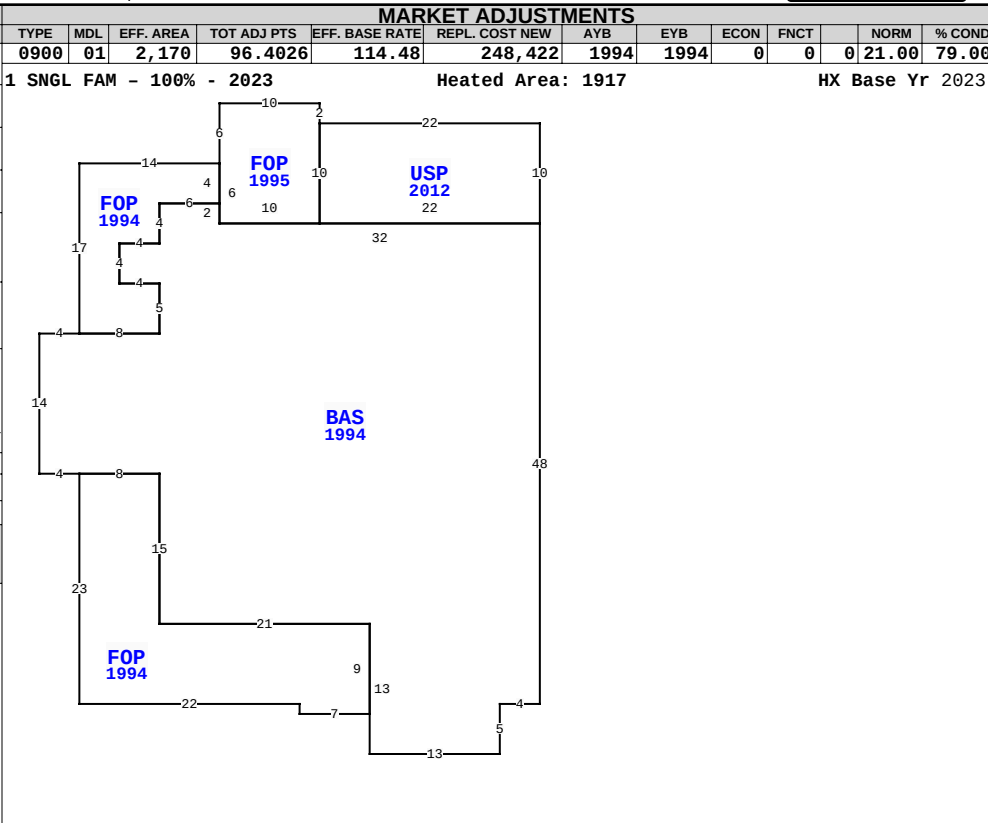
NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	1,917	173,372
FOP	144	30	43	3,889
FOP	359	30	108	9,768
FOP	120	30	36	3,256
USP	220	30	66	5,969

TOTALS	2,760		2,170	196,253
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	
3	0812	CONCRETE C	0	100	0	0	1,676.00	SF	4.00	4.00	
4	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	934.00	SF	7.25	7.25	
6	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	
7	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006		102.00	210.00	102.00	FF	



45410 DIXIE AVE, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
31,549											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		205,167	
TOTAL MARKET OB/XF VALUE		31,549	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		287,716	
SOH/AGL Deduction		84,143	
ASSESSED VALUE		203,573	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		153,573	
TOTAL JUST VALUE		287,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2286	SWIM POOL	0	11/06/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2602/0900	10/25/2022	QC	U	I	11
GRANTOR: WILLIAMS CYNTHIA LEA					
GRANTEE: WILLIAMS JOSHUA ADA					
2584/1499	8/15/2022	QC	U	I	11
GRANTOR: HORNE JOSEPH BENJAMIN					
GRANTEE: WILLIAMS CYNTHIA LE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
USP=[YR=2012] W22 FOP=[YR=1995] N2 W10 S6 FOP=[YR=1994] W14 S17 BAS=[YR=1994] W4 S14 E4 FOP=[YR=1994] S23 E22 S1 E7 N9 W21 N15 W8 \$ E8 S15 E21 S13 E13 N5 E4 N48 W32 N2 W6 S4 W4 S4 E4 S5 W8 \$ E8 N5 W4 N4 E4 N4 E6 N4 \$ S6 E10 N10 \$ S10 E22 N10 \$.											

WILLIAMS JOSHUA ADAM & WENDI G
45410 DIXIE AVE
CALLAHAN, FL 32011

29-2N-25-3120-0002-0000

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