

BLOCK 6 PT LOTS 1 + 4
IN OR 2447/955
+SW 5 FT OF BL 5

WILKERSON GLADYS L/E/
P O BOX 320
CALLAHAN, FL 32011-0320

2023

29-2N-25-3120-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,278	100	1,278	100,418
FEP	240	80	192	15,086
FOP	96	30	29	2,279
FUS	416	100	416	32,687
TOTALS	2,030		1,915	150,469

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
3	0812	CONCRETE C	0	100	0	0
5	0504	FP-ELECTRI	0	100	0	0
7	0351	CARPORT MT	0	100	30	10
8	0351	CARPORT MT	0	100	25	18
9	0680	POLE SHED	0	100	5	18

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D				
1	000100	C	SFR	100	0006				

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,915	106.8200	96.41	184,625	1961	1985	0	0	0	18.50	81.50	
1 SINGLE FAM - 100% - 0 Heated Area: 1694 HX Base Yr													
45352 DIXIE AVE, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/02/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	150,469		
TOTAL MARKET OB/XF VALUE	7,220		
TOTAL LAND VALUE - MARKET	32,500		
TOTAL MARKET VALUE	190,189		
SOH/AGL Deduction	101,868		
ASSESSED VALUE	88,321		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	33,321		
TOTAL JUST VALUE	190,189		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	154,196		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2226	REMODEL	4,000	08/05/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2447/0955	3/17/2021	QC	U	I	11	100	
GRANTOR: WILKERSON GLADYS							
GRANTEE: WILKERSON GLADYS L/							
0128/0019	6/28/1972	WD	Q	I		12,500	
GRANTOR: GILL A L & VIRGINIA (							
GRANTEE: WILKERSON IRA & GLA							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1993] W1 FEP=[YR=2008] N1 U11 L11 W14 S12 E25\$ W25 S47 FOP=[YR=1993] S8 E12N8 W12 \$ E12 S4 E14 N51 \$ PTR=E15 FUS=[YR=1993] E26 S16 W26 N16 \$ W15 \$.													