BLK 2 PT LOT 1 IN OR 534/392
JEHU BOOTHE SURVEY PBK 1/29
IN OR 2622/1469

EQUIFIRST PROPERTIES LLC
801 NORTHPOINT PKWY STE 141
WEST PALM BEACH, FL 33407

2023

29-2N-25-3120-0019-0000

BUILDING CHARACTERISTICS

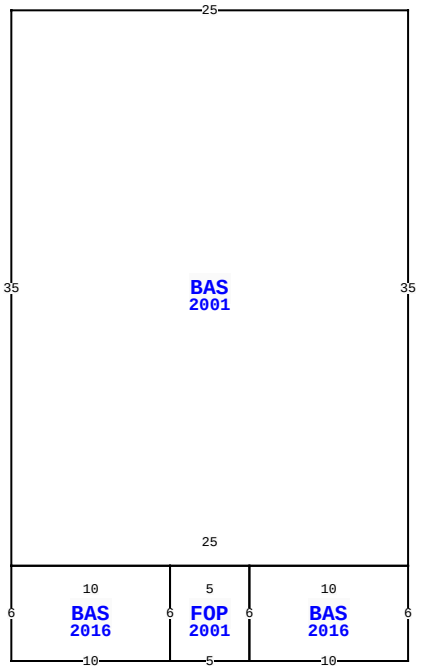
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD 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	875	100	875	67,578
BAS	60	100	60	4,634
BAS	60	100	60	4,634
FOP	30	30	9	695
TOTALS	1,025		1,004	77,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,004	114.4800	103.32	103,733	2001	2001	0	0	15	10.25	74.75

1 SINGLE FAM – 0% - 2023 Heated Area: 995 HX Base Yr



45284 DIXIE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,540
TOTAL MARKET OB/XF VALUE	2,035
TOTAL LAND VALUE - MARKET	43,500
TOTAL MARKET VALUE	123,075
SOH/AGL Deduction	0
ASSESSED VALUE	123,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,075
TOTAL JUST VALUE	123,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95 128	REPAIR/RRF	2,000	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2622/1469	1/16/2023	QC	U	I	11	100
GRANTOR: 45284 DIXIE AVE LAND						
GRANTEE: EQUIFIRST PROPERTIE						
2596/0641	10/11/2022	WD	U	I	11	100
GRANTOR: MCCULLOUGH MICHELLE L						
GRANTEE: 45284 DIXIE AVE LAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 S35 BAS=[YR=2016] S6 E10 FOP=[YR=2001] E5
BAS=[YR=2016] E10 N6 W10 S6$ N6 W5 S6$ N6 W10$ E25 N35$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	0	10	8	80.00	SF	19.50	19.50	100	1990	1990	3	20	312	
2	0940	SHEDS/PORT	0	0	15	12	180.00	SF	21.30	21.30	100	1990	1990	3	20	767	
3	0351	CARPORT MT	0	0	20	18	360.00	SF	5.90	5.90	100	2009	2009	3	45	956	

LAND DESCRIPTION

TOTAL OB/XF 2,035

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006		50.00	144.00	50.00	FF		1.00	1.00	1.00	500.00	500.00	25,000							
2	000100	C	SFR	0	0006		74.00	44.00	74.00	FF		1.00	1.00	0.50	500.00	250.00	18,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 43,500 Market: 0 Agricultural: 0 Common: 43,500 PRINTED 08/02/2023 BY SYS