

PT LOT 9 IN OR 234/314 BEING
ONLY PT LYING W OF LANDS IN
OR 1843/126

DIXON SUSAN MARIE
54001 SKATE BOARD PLACE
CALLAHAN, FL 32011

2023

46-2N-25-0000-0010-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
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.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	27,427
DCK	128	15	19	436

TOTALS	1,324		1,215	27,862
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00
5	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00
6	1242	WD DECK A	0	0	12	10	SF	10.00	10.00
7	0940	SHEDS/PORT	0	100	16	10	SF	21.30	21.30

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00
2	005000	C	RURAL HOME	0	0007		0.00	0.00	1.00
3	005600	A	TIMBER 3 SI	0			0.00	0.00	4.62
4	005902	A	HARDWOOD SI	0			0.00	0.00	3.67
5	009910	M	MKT. VAL. AG	0			0.00	0.00	10.29

REVIEW DATE	11/25/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0820	02	1,215	117.6000	76.44	92,875	1983	1983	0	0	0	70.00	30.00	
1 M/H 93- - 100% - 0													
Heated Area: 1196													
HX Base Yr													

54001 SKATE BOARD PL, CALLAHAN	BLD DATE 06/13/2008	0	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	
			07/15/2015	MF

L N	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
4	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
5	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
6	1242	WD DECK A	0	0	12	10	SF	10.00	10.00	100	1999	1999	3	20	240	
7	0940	SHEDS/PORT	0	100	16	10	SF	21.30	21.30	100	1999	1999	3	20	682	

TOTAL OB/XF										12,922						
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
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00
2	005000	C	RURAL HOME	0	0007		0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00
3	005600	A	TIMBER 3 SI	0			0.00	0.00	4.62	AC		1.00	1.00	1.00	410.00	410.00
4	005902	A	HARDWOOD SI	0			0.00	0.00	3.67	AC		1.00	1.00	1.00	175.00	175.00
5	009910	M	MKT. VAL. AG	0			0.00	0.00	10.29	AC		1.00	1.00	1.00	10,000.00	10,000.00

Total Acres: 10.29	Total Land Value: 72,536	Market: 102,900	Agricultural: 2,536	Common: 70,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										27,862				
TOTAL MARKET OB/XF VALUE										12,922				
TOTAL LAND VALUE - MARKET										173,900				
TOTAL MARKET VALUE										113,320				
SOH/AGL Deduction										68,959				
ASSESSED VALUE										44,361				
TOTAL EXEMPTION VALUE										22,199				
BASE TAXABLE VALUE										22,162				
TOTAL JUST VALUE										213,684				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										98,542				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632941	CARPORT	18,079	08/01/2016
C125426	CO ISSUED	0	11/19/2012
E25287	CHNGE SRVC	0	08/01/2012
MH5426	MH MOVE-ON	0	08/01/2012
M17467	H/AC	0	08/01/2012
P16052	MH	0	08/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0234/0314	12/30/1976	WD	U	I		63,000	
GRANTOR: WILLIAMS PEARL							
GRANTEE: BARNES DANNY & SUSAN							
0185/0580	7/16/1974	WD	Q	V		120,000	
GRANTOR: BRANDIES THOMAS M & S							
GRANTEE: WILLIAMS PEARL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W52 S23 E25 DCK=[YR=1993] S8 E16 N8 W16\$ E27 N23 \$.									