LOT 10
IN OR 530 PG 1037
ARTHUR JONES SURVEY OR 75/281

ATWATER CARL & RUBY
PO BOX 255
CALLAHAN, FL 32011-0255

2023

51-2N-25-4240-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

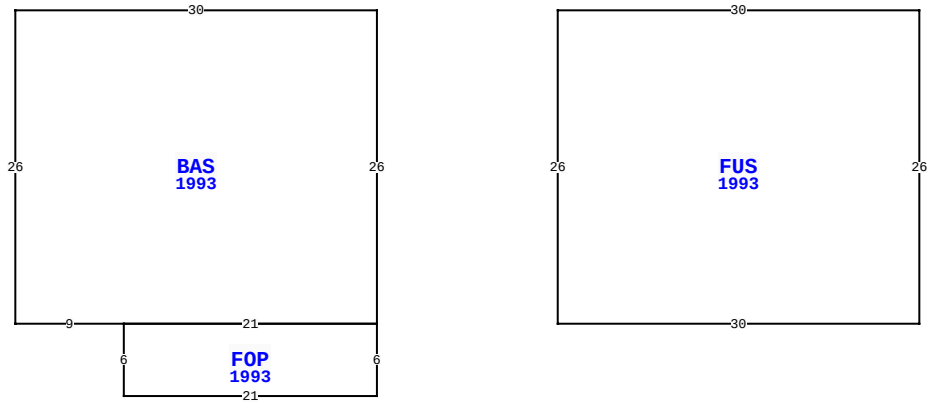
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	780	100	780	66,721
FOP	126	30	38	3,251
FUS	780	100	780	66,721
TOTALS	1,686		1,598	136,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,598	111.1800	100.34	160,343	1988	1992	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 1986 Heated Area: 1560 HX Base Yr 1986



45868 DIXIE AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		136,692
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		144,692
SOH/AGL Deduction		62,150
ASSESSED VALUE		82,542
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		32,542
TOTAL JUST VALUE		144,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004628	REPAIR/RRF	6,155	07/01/2017
2832	H/AC	2,000	12/05/1988
3306	NEW CONSTR	0	11/29/1988
5353	NEW CONSTR	1,500	09/13/1988
5113	NEW CONSTR	48,357	08/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0530/1037	11/10/1987	WD	Q	V		1,200
GRANTOR: BECK PRISCILLA						
GRANTEE: ATWATER CARL & RUBY						
0118/0203	1/01/1971	TA	Q	I		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S26 E9 FOP=[YR=1993] S6 E21 N6 W21$ E21 N26$ PTR=E15 FUS=[YR=1993] E30 S26 W30 N26$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 08/02/2023 BY SYS