

PT OF SW1/4 OF SW1/4 OF NW1/4
EAST OF CO RD PT OR 360/455
BEING PT LYING NORTH OF

JOHNS KATHLEEN
452378 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

02-2N-24-0000-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	31,718
UEP	128	60	77	2,326
UST	126	45	57	1,722
UST	128	45	58	1,752
TOTALS	1,432		1,242	37,518

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0940	SHEDS/PORT	0 100	6	6	36.00	SF	21.30	21.30	100	1975	1975	3
2	0940	SHEDS/PORT	0 100	8	11	88.00	SF	18.30	18.30	100	1980	1980	3
3	0681	POLE SHED	0 100	8	11	88.00	SF	15.00	15.00	100	1985	1985	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.32	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,242	79.5000	75.52	93,796	1953	1953	0	10	0	50.00	40.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1050 HX Base Yr													
BAS 1993 UEP 1993 UST 1993													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/22/2023 MLU													
452378 OLD DIXIE HWY, CALLAHAN													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		51,441	
TOTAL MARKET OB/XF VALUE		739	
TOTAL LAND VALUE - MARKET		85,120	
TOTAL MARKET VALUE		137,300	
SOH/AGL Deduction		55,966	
ASSESSED VALUE		81,334	
TOTAL EXEMPTION VALUE		51,468	
BASE TAXABLE VALUE		29,866	
TOTAL JUST VALUE		137,300	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		134,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013645	MH MOVE-ON	0	11/01/2001
03424	H/AC	1,300	06/12/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0360/0455	5/01/1982	WD	U	I		100	

GRANTOR:							
GRANTEE:							

BUILDING NOTES							
BUILDING DIMENSIONS							
UST=[YR=1993] W14 BAS=[YR=1993] N8 W32 S28 E14 UEP=[YR=1993] S8 E16 UST=[YR=1993] E16 N8 W16 S8\$ N8 W16\$ E32 N11 W14 N9\$ S9 E14N9\$.							

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