PT OR 725/578
ESMT PT OR 1344/771

BICHSEL RICKY LYNN & ANITA A
36106 SHAFFER RD
CALLAHAN, FL 32011

2024

03-2N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

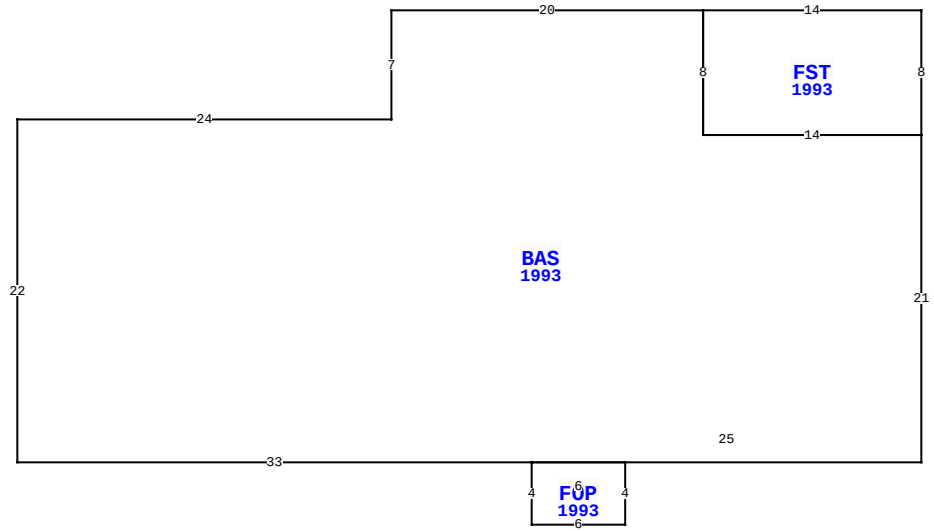
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,402	100	1,402	124,431
FOP	24	30	7	621
FST	112	55	62	5,503
TOTALS	1,538		1,471	130,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	130.6620	124.13	182,595	1981	1986	0	0	0	28.50	71.50

1 SINGLE FAM – 0% - 0 Heated Area: 1402 HX Base Yr



452494 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	130,555
TOTAL MARKET OB/XF VALUE	2,512
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	163,067
SOH/AGL Deduction	18,681
ASSESSED VALUE	144,386
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,386
TOTAL JUST VALUE	163,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/0578	3/09/1995	WD	U	I	09	90,000
GRANTOR: SHAFFER JIMMY & JANET						
GRANTEE: BICHSEL RICKY & ANI						
0324/0143	10/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W20 S7 W24 S22
E33FOP=[YR=1993] S4 E6 N4 W6$ E25 N21 W14 N8$ S8 E14 N8$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	68	1,360	
2	0910	SCRN RM L	0	0	32	16	512.00	SF	11.25	11.25	100	1997	1997	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 2,512

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	000110	C	SFR RURAL	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS