PT OF E1/2 OF E1/2 OF NE1/4
IN OR 2508/1076
EX 1-11

SCHERSCHEL SUMMER & NICHOLAS
452482 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

03-2N-24-0000-0001-0100

BUILDING CHARACTERISTICS

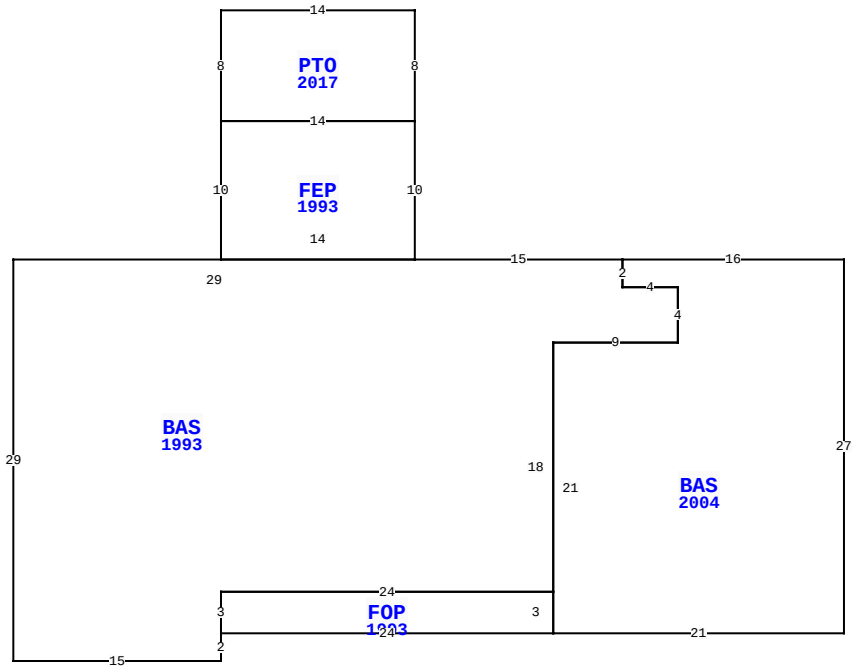
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,057	100	1,057	135,965
BAS	521	100	521	67,017
FEP	140	80	112	14,407
FOP	72	30	22	2,830
PTO	112	5	6	772
TOTALS	1,902		1,718	220,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,718	117.2700	146.59	251,842	1963	2010	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 2022 Heated Area: 1578 HX Base Yr 2022



452482 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		220,991
TOTAL MARKET OB/XF VALUE		2,106
TOTAL LAND VALUE - MARKET		37,800
TOTAL MARKET VALUE		260,897
SOH/AGL Deduction		33,077
ASSESSED VALUE		227,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		177,820
TOTAL JUST VALUE		260,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20888	ELEC OTHER	0	06/01/2008
8700	REMODEL	100	02/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1076	10/25/2021	WD	Q	I	01	313,500
GRANTOR: MOSER STEVEN D & TINA						
GRANTEE: SCHERSCHEL SUMMER &						
2141/1078	8/17/2017	WD	Q	I	01	123,800
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: MOSER STEVEN D & TI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 BAS=[YR=1993] W15 FEP=[YR=1993] N10
PTO=[YR=2017] N8 W14 S8 E14$ W14 S10 E14 $ W29S29 E15 N2
FOP=[YR=1993] E24 N3 W24S3 $ N3 E24 N18 E9 N4 W4 N2 $ S2 E4
S4 W9 S21 E21 N27 $.

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	0810	CONCRETE A	0	100	20	18	360.00	SF	6.50	6.50	100	2009	2009	3	90	2,106	

LAND DESCRIPTION

TOTAL OB/XF 2,106

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	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,800							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 1.26 Total Land Value: 37,800 Market: 0 Agricultural: 0 Common: 37,800 PRINTED 08/06/2024 BY SYS