



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 70
Interior Floo	03	CONC FINSH 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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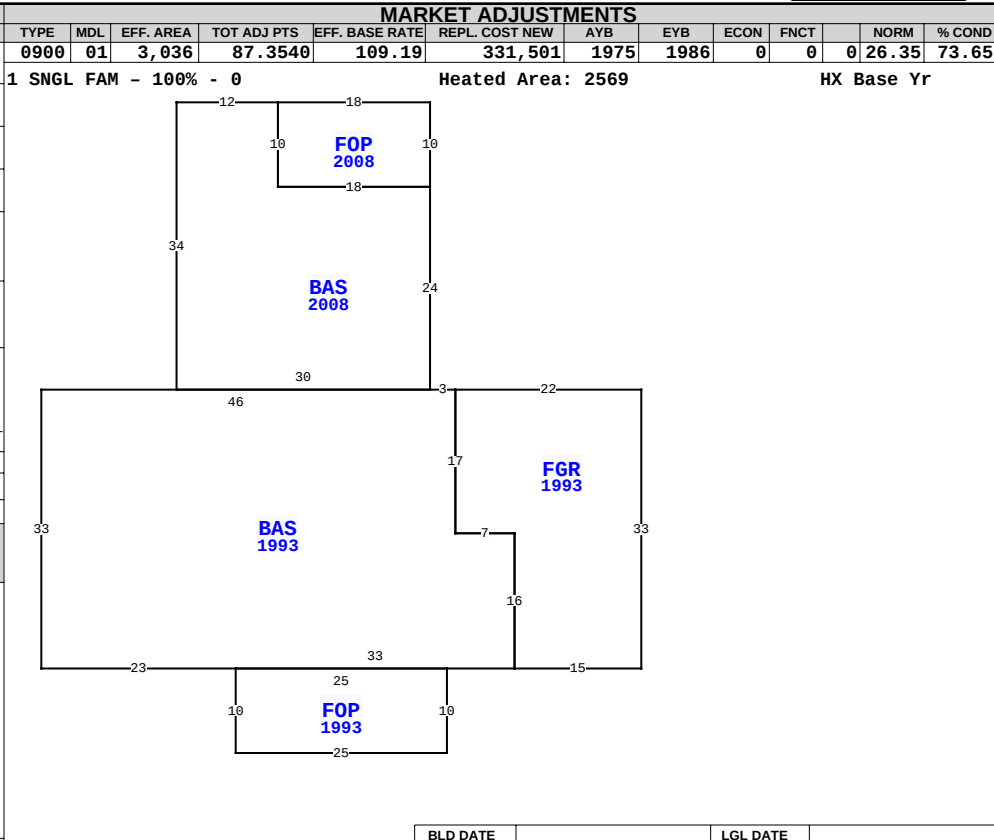
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,729	100	1,729	139,044
BAS	840	100	840	67,552
FGR	614	55	338	27,181
FOP	250	30	75	6,031
FOP	180	30	54	4,342
TOTALS	3,613		3,036	244,150

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0370	CHICKEN HS	0	0	40	440	17,600.00	SF	0.40	0.40	100	1988	1988	3	20	1,408	
2	0810	CONCRETE A	0	100	86	3	258.00	SF	6.50	6.50	100	1982	1982	3	38	637	
3	0810	CONCRETE A	0	100	23	33	759.00	SF	6.50	6.50	100	1982	1982	3	38	1,875	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
5	0940	SHEDS/PORT	0	100	27	41	1,107.00	SF	20.10	20.10	100	1982	1982	3	20	4,450	
6	0940	SHEDS/PORT	0	100	40	20	800.00	SF	30.00	30.00	100	1982	1982	3	20	4,800	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005000	C
2	006000	A
3	009910	M



452536 OLD DIXIE HWY, CALLAHAN

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
17,600.00	SF	0.40	0.40	100	1988	1988	3	20	1,408	
258.00	SF	6.50	6.50	100	1982	1982	3	38	637	
759.00	SF	6.50	6.50	100	1982	1982	3	38	1,875	
1.00	UT	3,500.00	3,500.00	100	1982	1982	3	51.5	1,803	
1,107.00	SF	20.10	20.10	100	1982	1982	3	20	4,450	
800.00	SF	30.00	30.00	100	1982	1982	3	20	4,800	

TOTAL OB/XF										14,973		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
04	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	
	OR	0.00	0.00	10.60	AC		1.00	1.00	1.00	370.00	370.00	
	OR	0.00	0.00	10.60	AC		1.00	1.00	1.00	19,000.00	19,000.00	2

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		244,150	
TOTAL MARKET OB/XF VALUE		14,973	
TOTAL LAND VALUE - MARKET		231,400	
TOTAL MARKET VALUE		293,045	
SOH/AGL Deduction		142,957	
ASSESSED VALUE		150,088	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		100,088	
TOTAL JUST VALUE		490,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		480,333	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4556	N/A	60,000	12/18/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1234	3/08/2024	WD U	I	I	11	100
GRANTOR: ELLIOTT ROBERT A & PAU						
GRANTEE: HINSON CLIFTON BISH						
1864/1737	6/27/2013	QC U	I	I	11	100
GRANTOR: ELLIOTT ROBERT A & PA						
GRANTEE: ELLIOTT ROBERT A &						

BUILDING NOTES		

BUILDING DIMENSIONS		
FGR=[YR=1993] W22 BAS=[YR=1993] W3 BAS=[YR=2008] N24 FOP=[YR=2008] N10 W18 S10 E18\$ W18 N10 W12 S34 E30\$ W46 S33 E23 FOP=[YR=1993] S10 E25 N10 W25\$ E33 N16 W7 N17\$ S17 E7 S16 E15 N33\$.		