PT OF SW1/4 OF NE1/4
IN OR 1729/1990
2014 TOWNHOUSE DW/MH

GRAF JAMES R
452429 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

03-2N-24-0000-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

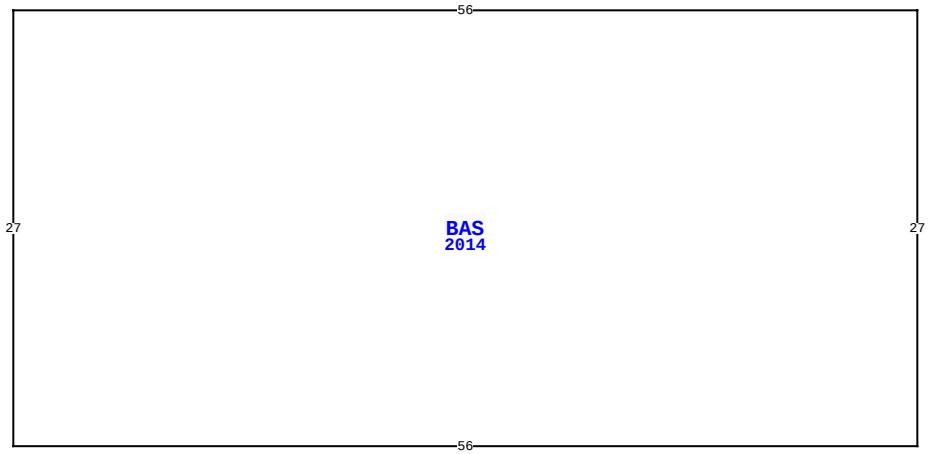
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	106,653
TOTALS	1,512		1,512	106,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	125.4000	94.05	142,204	2014	2014	0	0	0	25.00	75.00

1 M/H 94+ – 100% - 2015 Heated Area: 1512 HX Base Yr 2015



452429 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 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		106,653
TOTAL MARKET OB/XF VALUE		32,400
TOTAL LAND VALUE - MARKET		176,700
TOTAL MARKET VALUE		315,753
SOH/AGL Deduction		163,181
ASSESSED VALUE		152,572
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,572
TOTAL JUST VALUE		315,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429399	ADDITION	10,811	10/01/2014
1429337	ADDITION	46,332	09/01/2014
MH145572	CO ISSUED	0	07/11/2014
E1427767	NEW CONSTR	0	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2264/0349	3/25/2019	QC	U	I	11	100
GRANTOR: GRAF HOLLY H						
GRANTEE: GRAF JAMES R						
1729/1990	3/10/2011	WD	Q	V	01	48,800
GRANTOR: BUCCELLA CAROL A & MA						
GRANTEE: GRAF JAMES R & HOLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W56 S27 E56 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	0681	POLE SHED	0	100	60	32	1,920.00	SF	22.50	22.50	100	2014	2014	3	75	32,400	

LAND DESCRIPTION

TOTAL OB/XF 32,400

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	0007	OR	0.00	0.00	11.78	AC		1.00	1.00	1.00	15,000.00	15,000.00	176,700							

REVIEW DATE 02/06/2019 BY TWA Total Acres: 11.78 Total Land Value: 176,700 Market: 0 Agricultural: 0 Common: 176,700 PRINTED 08/06/2024 BY SYS