

NW1/4
*EX E'LY 30 ACRES OF NE1/4
OF NW1/4 & EX 5-1

ELLIOTT ROBERT A & PAULA J L/E/
452536 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2024

03-2N-24-0000-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100

Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	9,100
TOTALS	624		624	9,100

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	30	500	15,000.00	SF	0.20	0.20	100	1972	1972	3	20	600	
2	0681	POLE SHED	0	0	64	68	4,352.00	SF	7.50	7.50	100	1975	1975	3	20	6,528	
3	0752	USP	0	0	21	12	252.00	SF	15.00	15.00	100	1990	1990	3	20	756	

LAND DESCRIPTION			TOTAL OB/XF 7,884														
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	415.00	415.00	830
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	31.73	AC		1.00	1.00	1.00	370.00	370.00	11,740
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	190.00	190.00	2,470
5	009910	M	MKT . VAL . AG	0		OR	0.00	0.00	47.73	AC		1.00	1.00	1.00	8,000.00	8,000.00	381,840

REVIEW DATE	09/12/2019	BY	TWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	69.4400	48.61	30,333	1967	1967	0	0	0	70.00	30.00
1 M/H 93- - 0% - 0 Heated Area: 624 HX Base Yr												
12 BAS2009 12												
36097 ELLIOTT RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/13/2023 MLU												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		9,100
TOTAL MARKET OB/XF VALUE		7,884
TOTAL LAND VALUE - MARKET		411,840
TOTAL MARKET VALUE		62,024
SOH/AGL Deduction		12,448
ASSESSED VALUE		49,576
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		49,576
TOTAL JUST VALUE		428,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7767	MH MOVE-ON	5,000	04/12/1989

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1231	3/08/2024	WD U	I	I	11	100
GRANTOR: ELLIOT ROBERT A & PAU						
GRANTEE: HINSON CLIFTON BISH						
1864/1738	6/27/2013	QC U	I	I	11	100
GRANTOR: ELLIOTT ROBERT A						
GRANTEE: ELLIOTT ROBERT A &						

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1231	3/08/2024	WD U	I	I	11	100
GRANTOR: ELLIOT ROBERT A & PAU						
GRANTEE: HINSON CLIFTON BISH						
1864/1738	6/27/2013	QC U	I	I	11	100
GRANTOR: ELLIOTT ROBERT A						
GRANTEE: ELLIOTT ROBERT A &						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2009] W52 S12 E52 N12\$.						

TOTAL OB/XF 7,884																
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	415.00	415.00
3	006000	A	PAST1/HAY	0		OR	0.00	0.00	31.73	AC		1.00	1.00	1.00	370.00	370.00
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	190.00	190.00
5	009910	M	MKT . VAL . AG	0		OR	0.00	0.00	47.73	AC		1.00	1.00	1.00	8,000.00	8,000.00

REVIEW DATE	09/12/2019	BY	TWA	Total Acres: 47.73	Total Land Value: 45,040	Market: 381,840	Agricultural: 15,040	Common: 30,000	PRINTED 08/06/2024 BY SYS
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