PT OF NE1/4 OF NW1/4
IN OR 2460/1223 & ESMT'S IN
OR 435/141,OR 854/687 (EX UTIL

FISHER ADAM H
PO BOX 1665
CALLAHAN, FL 32011

2024

07-2N-26-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

56094 DIXON TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,762
TOTAL LAND VALUE - MARKET	56,250
TOTAL MARKET VALUE	65,012
SOH/AGL Deduction	19,029
ASSESSED VALUE	45,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,983
TOTAL JUST VALUE	65,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19262	NEW CONSTR	4,317	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1223	5/10/2021	QC	U	I	11	100
GRANTOR: FISHER ADAM H						
GRANTEE: FISHER ADAM H						
1910/1790	4/06/2014	QC	U	I	11	100
GRANTOR: FISHER ADAM H						
GRANTEE: FISHER ADAM H III						

BUILDING NOTES

BUILDING DIMENSIONS

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	0351	CARPORT MT	0	0	45	30	1,350.00	SF	6.60	6.60	100	2007	2007	3	31	2,762	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 8,762

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.25	45,000.00	56,250.00	56,250							

REVIEW DATE 08/31/2022 BY KBA Total Acres: 1.00 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 08/06/2024 BY SYS