PT OF SEC 9-1N-25E
IN OR 545/106
(EX OR 2664/1875 & EX 6-2)

WALKER MELINDA
451403 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

09-1N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

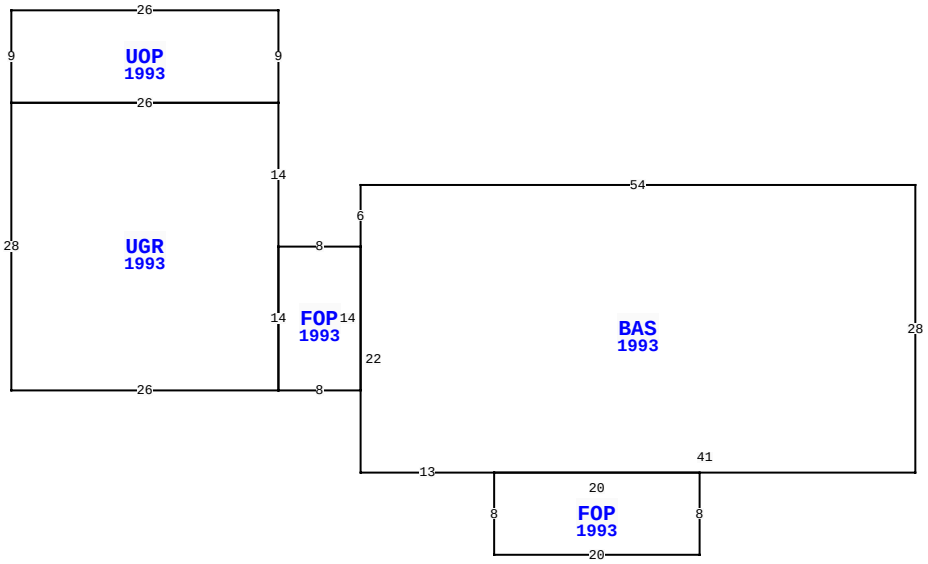
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	133,278
FOP	112	30	34	2,997
FOP	160	30	48	4,231
UGR	728	45	328	28,912
UOP	234	20	47	4,143
TOTALS	2,746		1,969	173,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,969	130.6830	124.15	244,451	1964	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1512 HX Base Yr



540685 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	173,560
TOTAL MARKET OB/XF VALUE	910
TOTAL LAND VALUE - MARKET	29,050
TOTAL MARKET VALUE	203,520
SOH/AGL Deduction	0
ASSESSED VALUE	203,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,520
TOTAL JUST VALUE	203,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,330

MISC SHEDS - NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22766	REMODEL	1,500	08/01/2009
4540	H/AC	4,100	03/19/1993
8170	MH MOVE-ON	19,700	05/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0066	11/08/2022	FJ	U	I	11	0
GRANTOR: ANDREWS JOAN KATHRYN						
GRANTEE: WALKER MELINDA						
0545/0106	6/08/1988	WD	U	I		95,000
GRANTOR: GRIFFIN OLIVER T						
GRANTEE: ANDREWS ORIS F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S6 FOP=[YR=1993] W8 UGR=[YR=1993] N14 UOP=[YR=1993] N9 W26 S9 E26 $ W26 S28 E 26 N14 $ S14 E8 N14 $ S22 E13 FOP=[YR=1993] S8 E20 N8 W20 $ E41 N28 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1964	1964	3	26	910	

LAND DESCRIPTION

TOTAL OB/XF 910

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	0	0004	OR	0.00	0.00	0.83	AC		1.00	1.00	1.00	35,000.00	35,000.00	29,050							

REVIEW DATE 12/19/2023 BY KW Total Acres: 0.83 Total Land Value: 29,050 Market: 0 Agricultural: 0 Common: 29,050 PRINTED 08/06/2024 BY SYS