



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

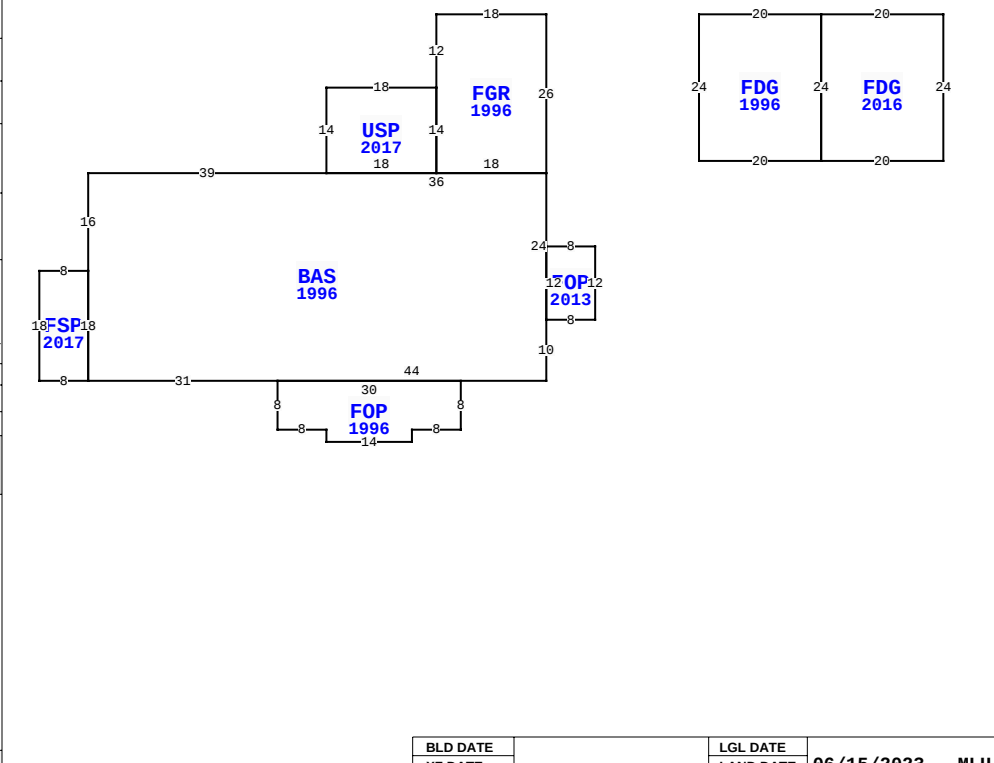
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,550	100	2,550	239,307
FDG	480	60	288	27,027
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FGR	468	55	257	24,118
FOP	268	30	80	7,507
FOP	96	30	29	2,721
FSP	144	40	58	5,443
USP	252	30	76	7,133
TOTALS	4,738		3,626	340,284

EXTRA FEATURES														
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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80
2	0462	ST/AL FNC	0 100	15	6	90.00	SF	10.00	10.00	100	2012	2012	3	68
3	0811	CONCRETE B	0 100	0	0	500.00	SF	5.20	5.20	100	2008	2008	3	89
4	0510	GARAGE WD-	0 100	40	26	1,040.00	SF	43.75	43.75	100	2017	2017	3	84

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	7.83	AC		1.00	1.00	1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	7.83	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,626	89.9100	112.39	407,526	1996	2001	0	0	0	16.50	83.50
1 SNGL FAM - 100% - 2020					Heated Area: 2550				HX Base Yr 2020			



451625 OLD DIXIE HWY, CALLAHAN										BLD DATE		LGL DATE		06/15/2023	MLU
										XF DATE		LAND DATE			
										INC DATE		AG DATE			

TOTAL OB/XF														
43,946														

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				340,284	
TOTAL MARKET OB/XF VALUE				43,946	
TOTAL LAND VALUE - MARKET				178,770	
TOTAL MARKET VALUE				417,479	
SOH/AGL Deduction				139,668	
ASSESSED VALUE				277,811	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				227,811	
TOTAL JUST VALUE				563,000	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				550,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701369	GARAGE	46,415	03/02/2017
R1615173	REPAIR/RRF	20,262	08/31/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1417	12/28/2017	QC	U	I	11	100
GRANTOR: LAMORE ARMAND D						
GRANTEE: LAMORE A D & JACQUE						
0755/0313	3/27/1996	TD	Q	V		36,000
GRANTOR: CANNON LILLIAN & JOHN						
GRANTEE: LAMORE ARMAND D & F						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FGR=[YR=1996] W18 S12 USP=[YR=2017] W18 S14 BAS=[YR=1996] W39 S16 FSP=[YR=2017] W8 S18 E8 N18\$ S18 E31 FOP=[YR=1996] S8 E8 S2 E14 N2 E8 N8 W30\$ E44 N10 FOP=[YR=2013] E8 N12 W8 S12\$ N24 W36\$ E18 N14\$ S14 E18 N26\$ PTR=E25 FDG=[YR=1996] E20 FDG=[YR=2016] E20 S24 W20 N24\$ S24 W20 N24\$ W25\$.														