PT OF SEC 12-2N-24E
IN OR 2390/392
(EX OR 2477/555)

DAVIDSON WYATT E & HEATHER D
451500 OLD DIXE HWY
CALLAHAN, FL 32011

2024

12-2N-24-0000-0003-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

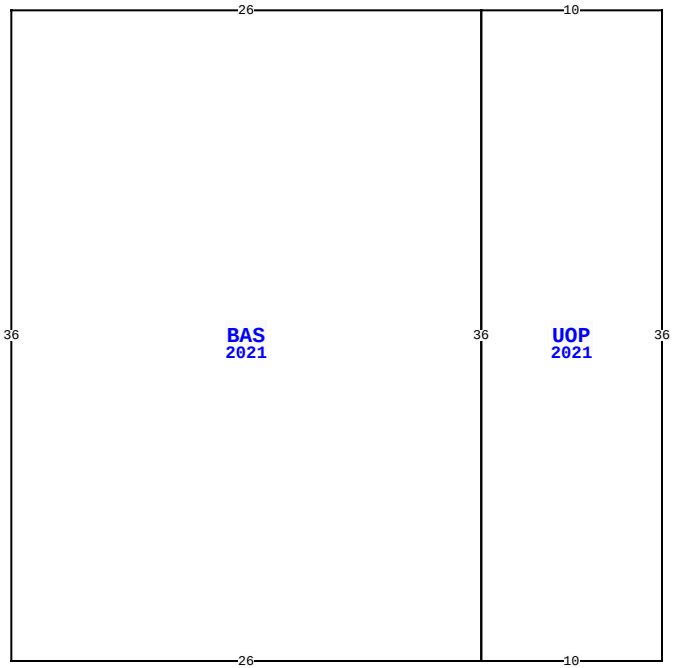
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 80
Interior Floo	01	NONE 20
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	9900	NO AG ACREAGE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	936	100	936	17,396
UOP	360	20	72	1,338
TOTALS	1,296		1,008	18,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
8600	01	1,008	60.4854	14.52	14,636	2021	2021	0	0	128	3.00	128.00

1 BARNS – 0% - 0 Heated Area: 936 HX Base Yr



OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,734
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	429,980
TOTAL MARKET VALUE	386,539
SOH/AGL Deduction	111,841
ASSESSED VALUE	274,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,698
TOTAL JUST VALUE	448,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	448,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2390/0392	9/03/2020	QC	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: DAVIDSON WYATT E &						
2371/0464	6/24/2020	WD	Q	V	01	360,000
GRANTOR: GRAHAM SHARI T						
GRANTEE: DAVIDSON WYATT E &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W10 BAS=[YR=2021] W26 S36 E26 N36$ S36 E10 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	006100	A	PASTURE 2	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	355.00	355.00	5,325							
2	000115	C	SFR ACRES	0		OR	0.00	0.00	45.31	AC		1.00	1.00	1.00	8,000.00	8,000.00	362,480							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	67,500							

REVIEW DATE 07/13/2021 BY TW Total Acres: 60.31 Total Land Value: 367,805 Market: 67,500 Agricultural: 5,325 Common: 362,480 PRINTED 08/06/2024 BY SYS