PT OF SW1/4 OF SEC 12-2N-24E
IN OR 724 PG 1610

MILEY KENNETH R
451442 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2024

12-2N-24-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

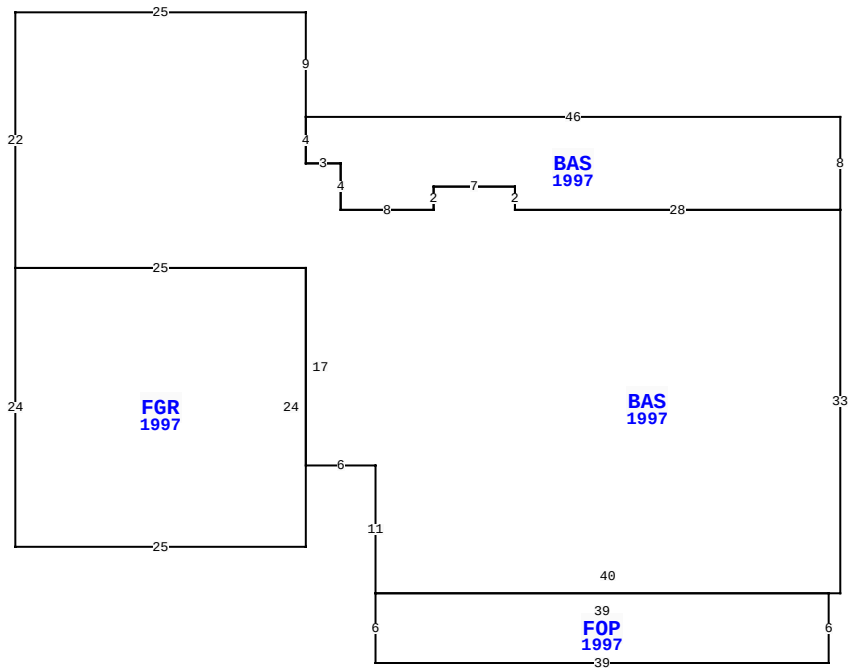
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	342	100	342	34,821
BAS	2,028	100	2,028	206,483
FGR	600	55	330	33,600
FOP	234	30	70	7,128
TOTALS	3,204		2,770	282,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	96.6816	120.85	334,754	1997	2002	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 1998 Heated Area: 2370 HX Base Yr 1998



451442 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		309,798
TOTAL MARKET OB/XF VALUE		13,184
TOTAL LAND VALUE - MARKET		92,000
TOTAL MARKET VALUE		414,982
SOH/AGL Deduction		191,347
ASSESSED VALUE		223,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		173,635
TOTAL JUST VALUE		414,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006170	REPAIR/RRF	16,180	04/20/2022
21004991	GARAGE	73,185	04/21/2021
M973655	NEW CONSTR	91,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0724/1610	3/02/1995	WD	Q	V		25,000

GRANTOR: LASSITER WILLIAM TRUS
GRANTEE: MILEY KENNETH R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W46 BAS=[YR=1997] N9 W25 S22 FGR=[YR=1997] S24 E25 N24 W25 $ E25 S17 E6 S11 FOP=[YR=1997] S6 E39 N6 W39 $ E40 N33 W28 N2 W7 S2 W8 N4 W3 N4 $ S4 E3 S4 E8 N2 E7 S2 E28 N8 $.

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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1997	1997	3	73	1,898	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	100	1998	1998	3	75	4,500	
4	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100	2010	2010	3	91	3,407	
5	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	2021	2021	3	99	579	

LAND DESCRIPTION

TOTAL OB/XF 13,184

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	100	0006	OR	0.00	0.00	5.75	AC		1.00	1.00	1.00	16,000.00	16,000.00	92,000							

REVIEW DATE 11/16/2021 BY TW Total Acres: 5.75 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 08/06/2024 BY SYS

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2024

12-2N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

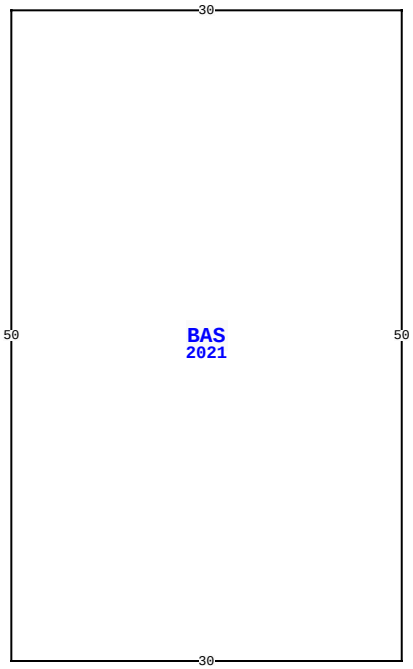
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	27,768
TOTALS	1,500		1,500	27,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	18.89	28,335	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 1998 Heated Area: 1500 HX Base Yr 1998



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GRANTOR: LASSITER WILLIAM TRUS
GRANTEE: MILEY KENNETH R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S50 E30 N50$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/16/2021 BY TW Total Acres: 5.75 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 08/06/2024 BY SYS