IN OR 1598/674

NANTZ MISTY LYNN
451047 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0310

BUILDING CHARACTERISTICS

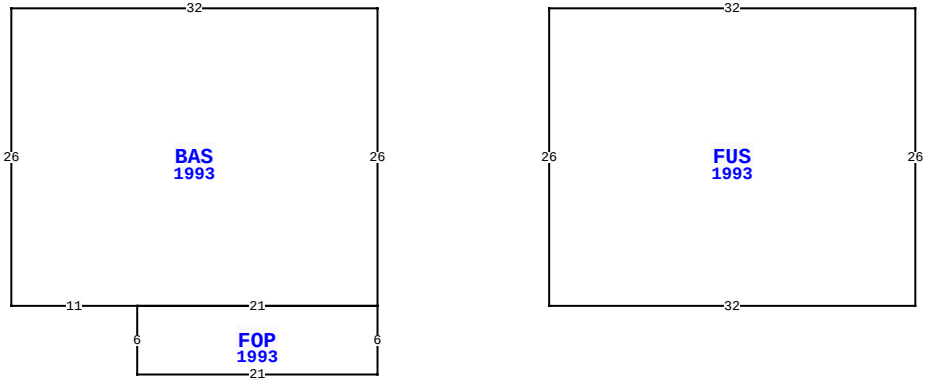
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	832	100	832	81,928
FOP	126	30	38	3,742
FUS	832	100	832	81,928
TOTALS	1,790		1,702	167,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	118.8000	112.86	192,088	1987	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2020 Heated Area: 1664 HX Base Yr 2020



451047 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	100	0	0	2,274.00	SF	4.00	4.00	100	2010	2010	3	91	8,277	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		167,597
TOTAL MARKET OB/XF VALUE		8,277
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		205,874
SOH/AGL Deduction		59,163
ASSESSED VALUE		146,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,711
TOTAL JUST VALUE		205,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2181	N/A	3,100	06/12/1987
3764	N/A	27,415	12/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1598/0674	12/23/2008	WD	Q	I		65,000
GRANTOR: WOODY ANITA MARIE ETA						
GRANTEE: NANTZ MISTY LYNN						
1439/1850	8/25/2006	WD	U	I	06	100
GRANTOR: WOODY ANITA MARIE						
GRANTEE: WOODY ANITA MARIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S26 E11 FOP=[YR=1993] S6 E21 N6 W21 $ E21 N26 $ PTR= E15 FUS=[YR=1993] E32 S26 W32 N26 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,277

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 09/16/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS