PT OF N1/2 & PT N1/2 OF N1/2
IN OR 1388/1812
R787482 & R787483

JONES TERRI S
451318 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0340

BUILDING CHARACTERISTICS

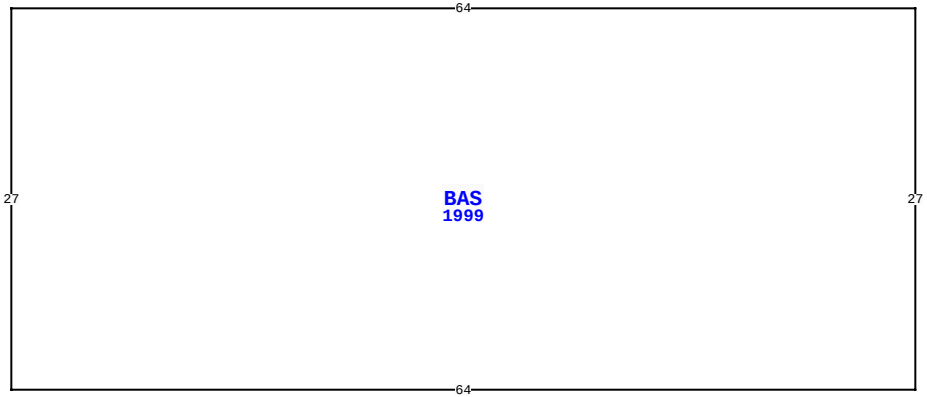
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	84,304
TOTALS	1,728		1,728	84,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	147.8400	110.88	191,601	1994	1999	0	0	0	56.00	44.00

1 M/H 94+ – 100% - 2005 Heated Area: 1728 HX Base Yr 2005



451318 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	05/18/2023 MLU
XF DATE		LAND DATE	
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	0751	UOP	0	100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	28	358	
2	0751	UOP	0	100	32	24	768.00	SF	10.00	10.00	100	2000	2000	3	28	2,150	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	21.30	21.30	100	2000	2000	3	20	1,227	
4	0681	POLE SHED	0	100	24	12	288.00	SF	15.00	15.00	100	2000	2000	3	28	1,210	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		84,304
TOTAL MARKET OB/XF VALUE		4,945
TOTAL LAND VALUE - MARKET		63,360
TOTAL MARKET VALUE		152,609
SOH/AGL Deduction		80,576
ASSESSED VALUE		72,033
TOTAL EXEMPTION VALUE	HX HB WX	52,033
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		152,609
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/1812	2/13/2006	WD	U	I	01	35,500
GRANTOR: JONES WILLIAM DAVID						
GRANTEE: JONES WILLIAM D & T						
1266/0071	10/15/2004	WD	Q	I		113,000
GRANTOR: ROSSELAND WAYNE						
GRANTEE: JONES WM DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,945

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	000102	C	SFR/MH	100		OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	63,360							

REVIEW DATE 06/01/2022 BY TWA Total Acres: 3.52 Total Land Value: 63,360 Market: 0 Agricultural: 0 Common: 63,360 PRINTED 08/06/2024 BY SYS