

PT OF N1/2 OF N1/2
IN OR 808/276 & OR 815/1052
PARCELS 2-39 & 2-40

AYCOCK JAMES D & LINDA M
451258 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

13-2N-24-0000-0002-0390



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

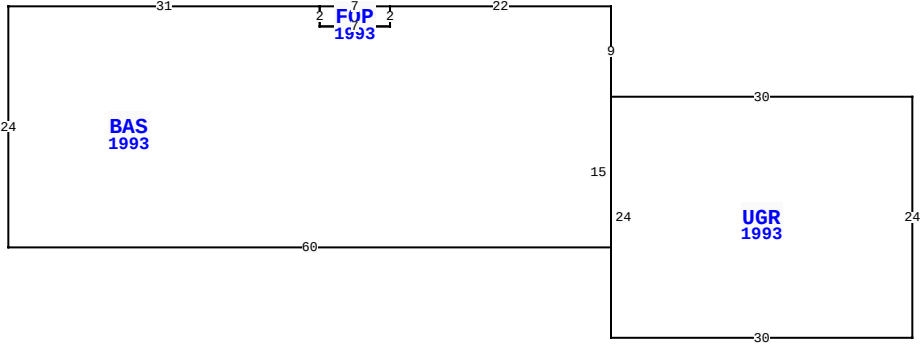
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	43,122
FOP	14	30	4	121
UGR	720	45	324	9,798
TOTALS	2,160		1,754	53,041

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	12	16	192.00	SF	20.10	20.10	100	1980
2	0751	UOP	0 100	24	8	192.00	SF	10.00	10.00	100	1999

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,754	108.0000	75.60	132,602	1977	1997	0	0	60.00	40.00
1 M/H 93- - 100% - 1998 Heated Area: 1426 HX Base Yr 1998											



451258 OLD DIXIE HWY, CALLAHAN											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
										05/18/2023	MLU

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										53,041	
TOTAL MARKET OB/XF VALUE										1,290	
TOTAL LAND VALUE - MARKET										63,000	
TOTAL MARKET VALUE										117,331	
SOH/AGL Deduction										66,113	
ASSESSED VALUE										51,218	
TOTAL EXEMPTION VALUE										HX HB 26,218	
BASE TAXABLE VALUE										25,000	
TOTAL JUST VALUE										117,331	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										116,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531405	CARPORT	0	11/30/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0815/1052	12/04/1997	WD	U	I	07	100	
GRANTOR:ROSSELAND CARL & ODEL							
GRANTEE:AYCOCK JAMES & LIND							
0808/0276	10/01/1997	WD	Q	I		55,000	
GRANTOR:ROSSELAND CARL & ODEL							
GRANTEE:AYCOCK JAMES & LIND							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W30 BAS=[YR=1993] N9 W22 FOP=[YR=1993] W7 S2 E7 N2\$ S2 W7 N2 W31 S24 E60 N15\$ S24 E30 N24\$.											