LOT 4
KERI ACRES PB 5/139

PAVISH THORNE/CHILDS SUZANNE
450776 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

13-2N-24-1130-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

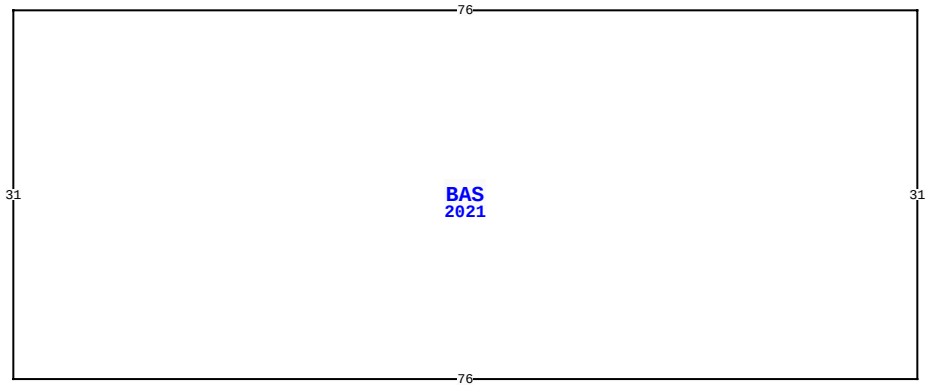
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	222,114
TOTALS	2,356		2,356	222,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	128.2600	96.20	226,647	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2022 Heated Area: 2356 HX Base Yr 2022



450776 OLD DIXIE HWY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		240,162
TOTAL MARKET OB/XF VALUE		7,007
TOTAL LAND VALUE - MARKET		49,500
TOTAL MARKET VALUE		296,669
SOH/AGL Deduction		66,545
ASSESSED VALUE		230,124
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,124
TOTAL JUST VALUE		296,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012221	CO ISSUED	0	09/14/2021
21010512	MH MOVE-ON	0	08/11/2021
19012485	DEMOLITION	0	12/05/2019
B9603031	ADDITION	6,500	02/01/1996
4018	OTHER	250	07/31/1990
6859	CHNGE SRVC	600	07/31/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2546/0260	2/28/2022	QC	U	I	11	215,200
GRANTOR: CHILDS SUZANNE						
GRANTEE: PAVISH THORNE						
2517/0741	11/18/2021	SW	Q	I	01	270,000
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: PAVISH THORNE & CHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W76 S31 E76 N31$.

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	1,544.00	SF	4.00	4.00	100	2021	2021	3	99	6,114	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2021	2021	3	93	893	

LAND DESCRIPTION

TOTAL OB/XF 7,007

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	000001	C	V RS W/XFOB	100	0006	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,500							

REVIEW DATE 01/06/2022 BY TW Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS

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2024

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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

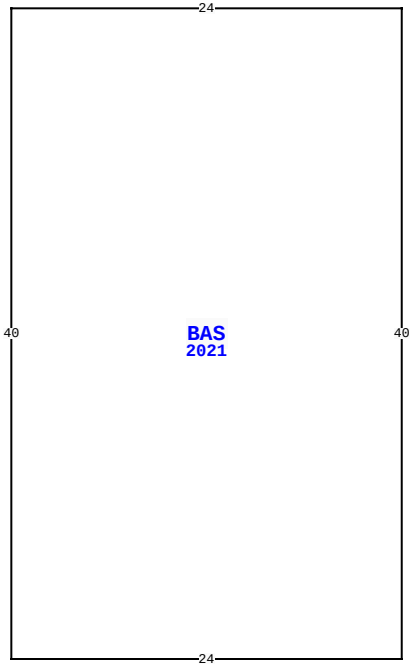
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	18,048
TOTALS	960		960	18,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	20.00	19,200	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2022 Heated Area: 960 HX Base Yr 2022



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BASE TAXABLE VALUE		180,124
TOTAL JUST VALUE		296,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6609	HOUSEMVING	4,275	07/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2546/0260	2/28/2022	QC	U	I	11	215,200
GRANTOR: CHILDS SUZANNE						
GRANTEE: PAVISH THORNE						
2517/0741	11/18/2021	SW	Q	I	01	270,000
GRANTOR: RAYNEY DAY HOLDINGS L						
GRANTEE: PAVISH THORNE & CHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 S40 E24 N40$.

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 01/06/2022 BY TW Total Acres: 1.65 Total Land Value: 49,500 Market: 0 Agricultural: 0 Common: 49,500 PRINTED 08/06/2024 BY SYS