LOT 9
IN OR 2694/1129
KERI ACRES PB 5/139

GUNDERSEN MARYANN R A L/E/
450854 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2024

13-2N-24-1130-0009-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

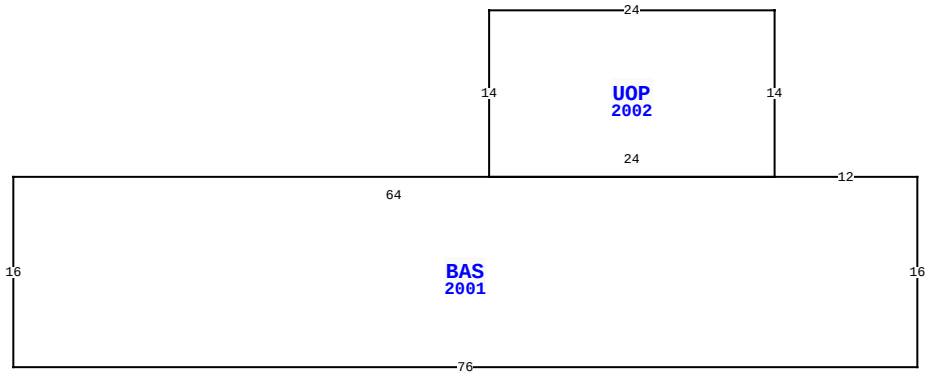
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	79,626
UOP	336	25	84	5,501
TOTALS	1,552		1,300	85,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,300	150.5400	112.90	146,770	2001	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 0 Heated Area: 1216 HX Base Yr



450854 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		85,127
TOTAL MARKET OB/XF VALUE		3,112
TOTAL LAND VALUE - MARKET		43,800
TOTAL MARKET VALUE		132,039
SOH/AGL Deduction		78,673
ASSESSED VALUE		53,366
TOTAL EXEMPTION VALUE	HX HB WX	33,366
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		132,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10480	XFOB	3,840	02/01/2002
7934	MH MOVE-ON	27,000	09/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1129	8/24/2023	QC	U	I	11	100
GRANTOR: GUNDERSEN MARYANN R.A						
GRANTEE: DEAN CINDY DIANNE						
2674/1245	8/24/2023	QC	U	I	11	100
GRANTOR: GUNDERSEN MARYANN R A						
GRANTEE: DEAN CINDY DIANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 UOP=[YR=2002] N14 W24 S14 E24$ W64 S16 E76 N16$.

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	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	1995	1995	3	23	828	
2	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	1995	1995	3	23	1,932	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2004	2004	3	22	352	

LAND DESCRIPTION

TOTAL OB/XF 3,112

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	0006	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/06/2024 BY SYS