LOT 10
IN OR 2674/1345
KERI ACRES #1 PB 5/139

KISH KIMBERLY ANN
450870 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2024

13-2N-24-1130-0010-0000

BUILDING CHARACTERISTICS

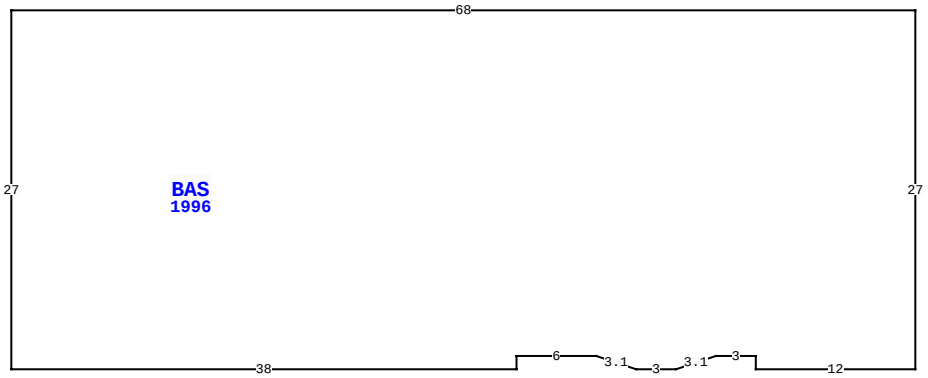
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,824	100	1,824	160,220
TOTALS	1,824		1,824	160,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,824	146.4000	109.80	200,275	1996	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2024 Heated Area: 1824 HX Base Yr 2024



450870 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	1242	WD DECK A	0	100	12	25	300.00	SF	10.00	10.00	100	1988	1988	3	20	600	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0681	POLE SHED	0	100	20	18	360.00	SF	11.25	11.25	100	1998	1998	3	26	1,053	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		160,220
TOTAL MARKET OB/XF VALUE		4,418
TOTAL LAND VALUE - MARKET		43,800
TOTAL MARKET VALUE		208,438
SOH/AGL Deduction		0
ASSESSED VALUE		208,438
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,438
TOTAL JUST VALUE		208,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH961442	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2674/1345	10/18/2023	WD	Q	I	01	279,900
GRANTOR: 450870 OLD DIXIE HIGH						
GRANTEE: KISH KIMBERLY ANN						
2652/1106	6/30/2023	WD	Q	I	01	170,000
GRANTOR: SCHARF JANET H						
GRANTEE: 450870 OLD DIXIE HI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W68 S27 E38 N1 E6 D1 R3 E3 U1 R3 E3 S1 E12 N27$.

LAND DESCRIPTION

TOTAL OB/XF 4,418

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 03/07/2024 BY WWA Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/06/2024 BY SYS