

BLUME STACY E SR EST/BLUME CATHERINE P
450668 OLD DIXIE HWY
CALLAHAN, FL 32011

19-2N-25-0000-0026-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																										
Exterior Wall		30	VINYL 100		0800	02	1,216	128.9200	96.69	117,575	1999	1999	0	0	0	56.00	44.00	VALUATION BY STANDARD																																										
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 0% - 0										Heated Area: 1216										HX Base Yr																																			
Roof Cover		03	COMP SHNGL 100		16 76 76 16 BAS 2010																				Tax Group: 6										Tax Dist:																									
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										51,733																									
Interior Floo		14	CARPET 80																						TOTAL MARKET OB/XF VALUE										540																									
Interior Floo		08	SHT VINYL 20																						TOTAL LAND VALUE - MARKET										245,000																									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										94,623																									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										12,547																									
Bedrooms			3 100																						ASSESSED VALUE										82,076																									
Bathrooms			2 100																						TOTAL EXEMPTION VALUE										0																									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										82,076																									
Stories		0	0 100																						TOTAL JUST VALUE										297,273																									
Units			0 100												NCON VALUE										0																																			
															INCOME VALUE																																													
															PREVIOUS YEAR MKT VALUE										296,077																																			
Quality		04	Quality Level 04												PERMIT NUM										DESCRIPTION										AMT										ISSUED															
DOR CODE		5000	IMPROVED AG												B23621										CARPORT										7,458										05/01/2010															
MAP NUM			MKT AREA												C5264										CO ISSUED										0										04/27/2010															
NEIGHBORHOOD/LOC		8001.00													B23517										XFOB										2,248										04/01/2010															
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE												P14224										OTHER										0										04/01/2010									
BAS		1,216	100		1,216		51,733												MH5264										MH MOVE-ON										0										04/01/2010											
																			E22475										ELEC OTHER										0										03/01/2010											
TOTALS		1,216			1,216		51,733																																																					
EXTRA FEATURES		450672 OLD DIXIE HWY, CALLAHAN										BLD DATE				LGL DATE		05/19/2023		MLU																																								
												XF DATE				LAND DATE																																												
												INC DATE				AG DATE																																												
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																																								
1	1242	WD DECK A		0	0	10	12	120.00		SF	10.00	10.00		100	2010	2010	3	45	540																																									