

**RUSS FRANCES E L/E/
450552 OLD DIXIE HWY
CALLAHAN, FL 32011**

19-2N-25-0000-0026-0030

NASSAU COUNTY PROPERTY						PAGE 1 of 1		6
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 6					Tax Dist:			
BUILDING MARKET VALUE					50,674			
TOTAL MARKET OB/XF VALUE					30,965			
TOTAL LAND VALUE - MARKET					179,000			
TOTAL MARKET VALUE					260,639			
SOH/AGL Deduction					184,290			
ASSESSED VALUE					76,349			
TOTAL EXEMPTION VALUE					HX HB WX		55,000	
BASE TAXABLE VALUE					21,349			
TOTAL JUST VALUE					260,639			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					257,694			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B22452		REMODEL			7,817		05/01/2009	
B985123		GARAGE			37,500		06/01/1998	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1187/0189		11/06/2003		WD	U	I	18	100
GRANTOR: RUSS CLYDE & FRANCES								
GRANTEE: RUSS KEITH ALAN								
0162/0281		1/01/1974		WD	Q	V		13,500
GRANTOR:								
GRANTEE:								
BUILDING NOTES								
BUILDING DIMENSIONS								
UGR=[YR=1993] W21 FST=[YR=1993] W9 USP=[YR=1993] W31 FST=[YR=1993] W6 S7 UOP=[YR=1993] S9 BAS=[YR=1993] W16 S23 E28 UOP=[YR=1993] S9 E11 N9 W11 \$ E25 N23 W37 \$ E6 N9 W6 \$ E6 N7 \$ S16 E31 N16 \$ S27 E9 N27 \$ S27 E21 N27 \$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
35,000								
44,000								
Common: 179,000								
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