

PT OF SW1/4
IN OR 1565/310
(EX 33-10 46-1 EX FPL R/W IN

HARRIS FRANK L REV TRUST/HARRIS FRANK L TRUSTEE
450291 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

19-2N-25-0000-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	01	MINIMUM 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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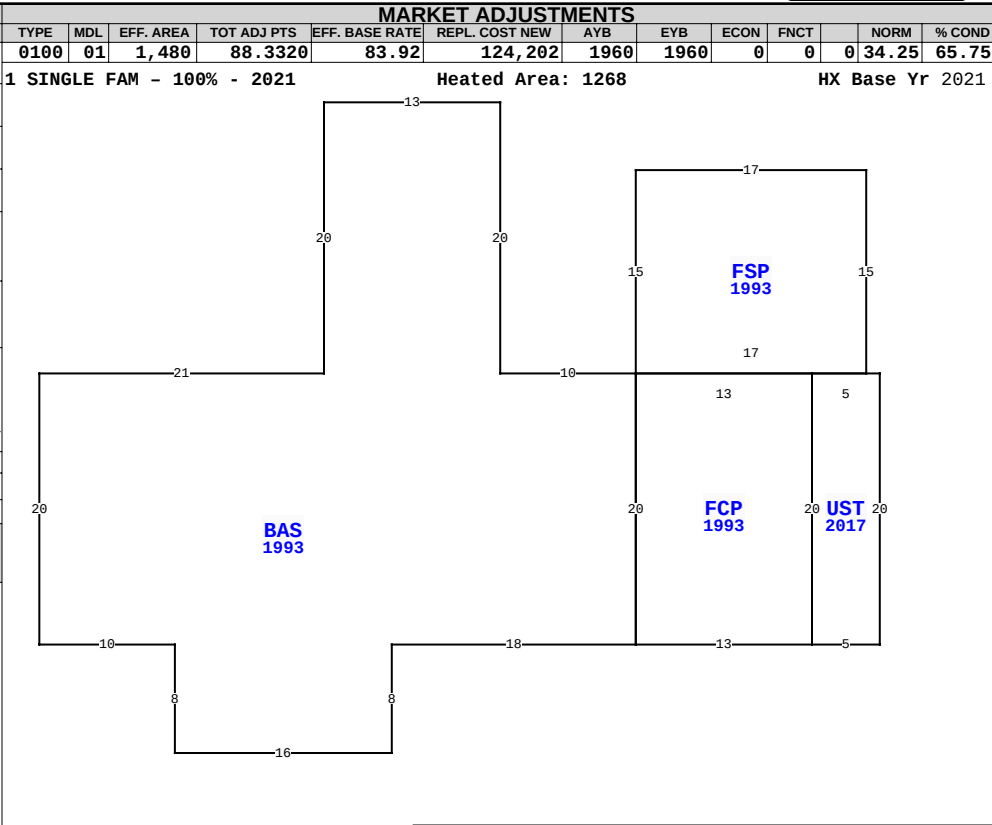
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	1,268	69,965
FCP	260	25	65	3,587
FSP	255	40	102	5,628
UST	100	45	45	2,483

TOTALS	1,883		1,480	81,663
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	100	1985
2	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	0.62	AC	1.00

REVIEW DATE	05/12/2019	BY	KBA
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450291 OLD DIXIE HWY, CALLAHAN	BLD DATE	LGL DATE
	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	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	100	1985	1985	3	20	40	
2	0810	CONCRETE A	0	100	0	0	200.00	SF	6.50	100	2000	2000	3	79	1,027	

TOTAL OB/XF											
1,067											

Total Acres: 0.62	Total Land Value: 21,700	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		81,663	
TOTAL MARKET OB/XF VALUE		1,067	
TOTAL LAND VALUE - MARKET		21,700	
TOTAL MARKET VALUE		104,430	
SOH/AGL Deduction		40,991	
ASSESSED VALUE		63,439	
TOTAL EXEMPTION VALUE		38,439	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		104,430	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		100,651	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94634	MH MOVE-ON	14,000	10/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1565/0310	5/06/2008	WD	U	I	01	100	
GRANTOR: HARRIS FRANK L							
GRANTEE: HARRIS FRANK L TRUS							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=1993] W17 S15 BAS=[YR=1993] W10 N20 W13 S20 W21 S20 E10 S8 E16 N8 E18 N20 \$ FCP=[YR=1993] S20 E13 UST=[YR=2017] E5 N20 W5 S20 \$ N20 W13\$E17 N15 \$.											