PT OF SW1/4 OF SE1/4 & PT OF
SE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 2300/611

MINNEMAN BOBBY R & GLENDA A
450224 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

19-2N-25-0000-0118-0010

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

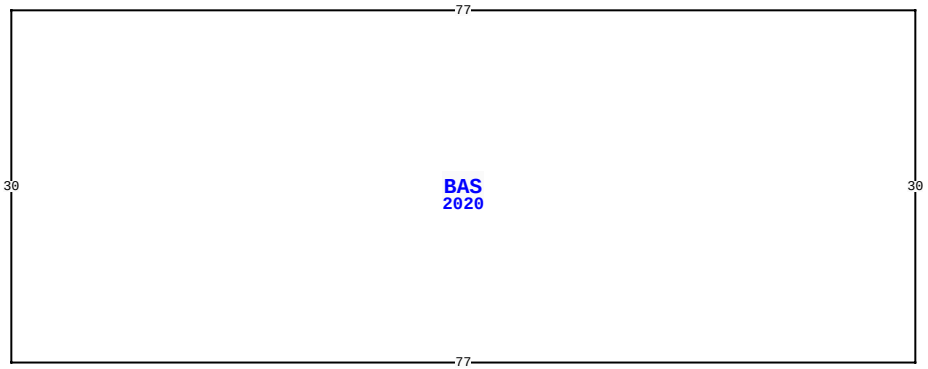
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100	2,310	193,906
TOTALS	2,310		2,310	193,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,310	105.9870	84.79	195,865	2020	2020	0	0	0	1.00	99.00

1 SFR MODULR – 100% - 2022 Heated Area: 2310 HX Base Yr 2022



450224 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		211,430
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		253,430
SOH/AGL Deduction		55,287
ASSESSED VALUE		198,143
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,143
TOTAL JUST VALUE		253,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010289	CO ISSUED	0	01/09/2020
19011850	GARAGE	40,572	12/11/2019
B1910289	MODULAR HM	0	09/30/2019
B1529960	DEMOLITION	2,300	02/01/2015
R950418	REPAIR/RRF	2,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/0611	8/23/2019	WD	Q	V	01	38,000
GRANTOR: MITCHELL MARY J						
GRANTEE: MINNEMAN BOBBY R &						
1232/0545	5/21/2004	QC	U	I	01	100
GRANTOR: MITCHELL LEWIS & MARY						
GRANTEE: MITCHELL MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W77 S30 E77 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	35,000.00	35,000.00	42,000							

REVIEW DATE 01/08/2020 BY KB Total Acres: 1.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS

PT OF SW1/4 OF SE1/4 & PT OF
SE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 2300/611

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CALLAHAN, FL 32011

2024

19-2N-25-0000-0118-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

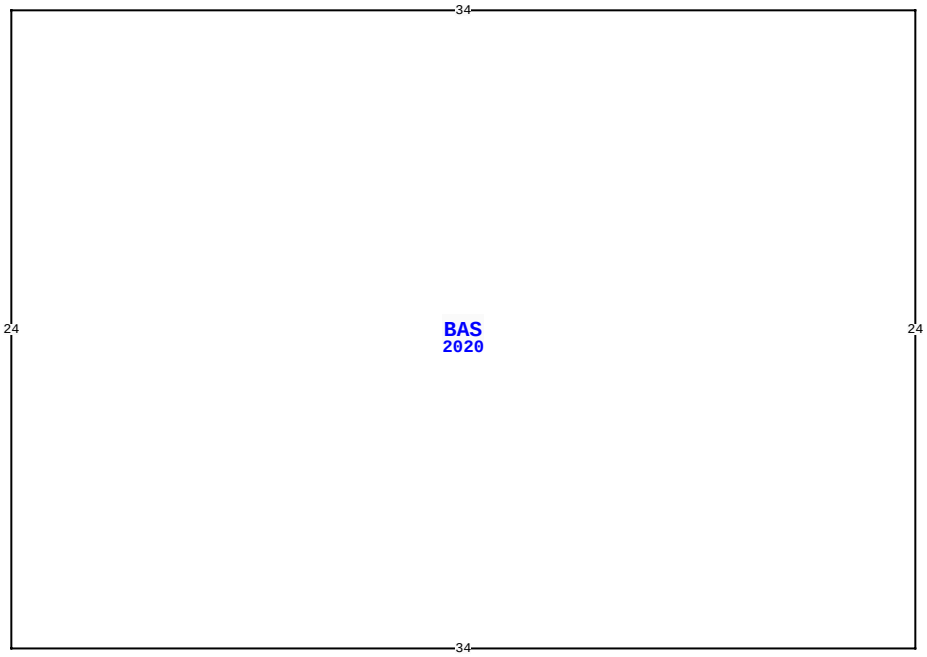
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	17,524
TOTALS	816		816	17,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	816	63.2500	22.14	18,066	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2022 Heated Area: 816 HX Base Yr 2022



450224 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
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TOTAL JUST VALUE		253,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0611	8/23/2019	WD	Q	V	01	38,000
GRANTOR: MITCHELL MARY J						
GRANTEE: MINNEMAN BOBBY R &						
1232/0545	5/21/2004	QC	U	I	01	100
GRANTOR: MITCHELL LEWIS & MARY						
GRANTEE: MITCHELL MARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W34 S24 E34 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/08/2020 BY KB Total Acres: 1.20 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/06/2024 BY SYS