

PT OF LOTS 19 20 & 29 E OF RD
PT OR 1287/406 EX S-1
SUB OF SE1/4 OF NW1/4

WATTERSON ERICA W
450464 OLD DIXIE HWY
CALLAHAN, FL 32011

2024

19-2N-25-3020-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100	1,482	89,518
USP	120	30	36	2,174
TOTALS	1,602		1,518	91,692

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0300	BOAT DCK W	0	100	0	0	128.00	SF	28.00	28.00	100	1987
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	17.50	17.50	100	1980
3	1242	WD DECK A	0	100	0	0	60.00	SF	10.00	10.00	100	2006

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.16	AC		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	92.8200	88.18	133,857	1966	1975	0	0	0	31.50	68.50
1 SINGLE FAM - 100% - 2006												
Heated Area: 1482												
HX Base Yr 2006												
USP 2003												
BAS 1993												

450464 OLD DIXIE HWY, CALLAHAN				BLD DATE						LGL DATE			
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
128.00	SF	28.00	28.00	100	1987	1987	3	20	717				
400.00	SF	17.50	17.50	100	1980	1980	3	20	1,400				
60.00	SF	10.00	10.00	100	2006	2006	3	27	162				

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		91,692	
TOTAL MARKET OB/XF VALUE		2,279	
TOTAL LAND VALUE - MARKET		40,600	
TOTAL MARKET VALUE		134,571	
SOH/AGL Deduction		62,451	
ASSESSED VALUE		72,120	
TOTAL EXEMPTION VALUE		HX HB 47,120	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		134,571	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3181	N/A	10,760	02/12/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1287/0406	1/12/2005	WD	Q	I	
GRANTOR: REEVES ROLLAND & DORO					75,000
GRANTEE: WATTERSON ERICA W					
0211/0633	1/01/1976	WD	Q	V	3,500
GRANTOR:					
GRANTEE:					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W9 USP=[YR=2003] N10 W12 S10 E12 \$ W48 S26 E57 N26 \$.												