

PT FRACL NW1/4 OF
SEC 29-2N-25E IN OR 1320/1281
(EX UTIL ESMT IN OR 1836/29)

WEST NASSAU HISTORICAL SOCIETY INC
PO BOX 1758
CALLAHAN, FL 32011

2024

29-2N-25-0000-0065-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	02 WALL BD/WD 50
Interior Floor	05 DRYWALL 50
Interior Floo	09 PINE WOOD 100
Ceiling	03 PART.FIN. 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	2 100
Frame	02 WOOD FRAME 100
Story Height	11 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	7900CULTURAL GROUPS

MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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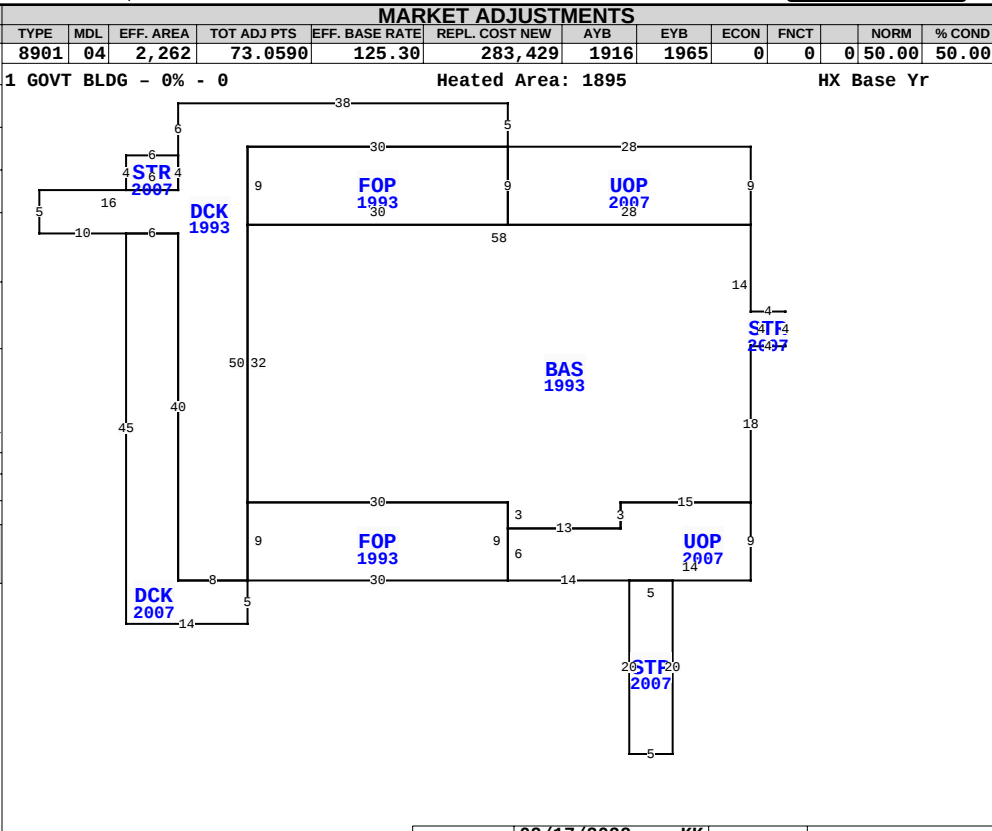
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	1,895	118,722
DCK	670	10	67	4,198
DCK	310	10	31	1,942
FOP	270	30	81	5,075
FOP	270	30	81	5,075
STP	100	10	10	627
STR	16	10	2	126
STR	24	10	2	126
UOP	213	20	43	2,694
UOP	252	20	50	3,133
TOTALS	4,020		2,262	141,714

EXTRA FEATURES	
L N	OB/XF CODE

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	0812	CONCRETE C	0	0	0	0	2,720.00	SF	4.00	4.00	100	1990	1990	3	59.5	6,474	
2	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	2000	2000	3	79	1,751	
3	0803	ASPHALT C	0	0	0	0	7,084.00	SF	2.00	2.00	100	2000	2000	3	50	7,084	
4	0400	CONC CURB	0	0	0	0	10.00	LF	15.00	15.00	100	2000	2000	3	84	126	
5	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2000	2000	3	20	200	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	52	1,316	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	52	260	
8	0444	BOX FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2000	2000	3	20	29	
9	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2008	2008	3	35	1,680	
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	45	2,160	

LAND DESCRIPTION	
L N	USE CODE

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007900	C	CULTURAL	0	0003	CG -	C 0.00	0.00	47,916.00	SF		1.00	1.00	1.00	4.00	4.00	191,664							



45383 DIXIE AV, CALLAHAN	BLD DATE 02/17/2022	KK	LGL DATE	
	XF DATE 02/17/2022	KK	LAND DATE	02/17/2022
	INC DATE		AG DATE	

TOTAL OB/XF		21,080	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	007900	C	CULTURAL

NASSAU COUNTY PROPERTY		PAGE 1 of 2	1
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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		198,548
TOTAL MARKET OB/XF VALUE		29,685
TOTAL LAND VALUE - MARKET		191,664
TOTAL MARKET VALUE		419,897
SOH/AGL Deduction		20,178
ASSESSED VALUE		399,719
TOTAL EXEMPTION VALUE	10	399,719
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		419,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E3886	ELEC OTHER	0	10/16/2014
2396	ADDITION	7,500	09/12/1990

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/1281	5/27/2005	QC	U	I	06	100

SALES DATA	
GRANTOR: CABOOSE CLUB INC	
GRANTEE: WEST NASSAU HISTORI	
1267/0917	10/20/2004 QC U I 06 100
GRANTOR: WEST NASSAU HISTORICA	
GRANTEE: CABOOSE CLUB INC	

BUILDING NOTES	

BUILDING DIMENSIONS	
DCK=[YR=1993]	S6 STR=[YR=2007] W6 S4 E6 N4\$ S4 W16 S5 E10
DCK=[YR=2007]	S45 E14 N5 W8 N40 W6\$ E6 S40 E8 FOP=[YR=1993]
E30 UOP=[YR=2007]	E14 STP=[YR=2007] S20 E5 N20 W5\$ E14 N9
BAS=[YR=1993]	N18 STR=[YR=2007] E4 N4 W4 S4\$ N14
UOP=[YR=2007]	N9 W28 FOP=[YR=1993] W30 S9 E30 N9\$ S9E28\$
W58 S32 E30 S3	E13 N3 E15\$ W15 S3 W13 S6\$ N9 W30 S9\$ N50 E30
N5 W38\$.	

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SEC 29-2N-25E IN OR 1320/1281
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WEST NASSAU HISTORICAL SOCIETY INC
PO BOX 1758
CALLAHAN, FL 32011

2024

29-2N-25-0000-0065-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	0	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

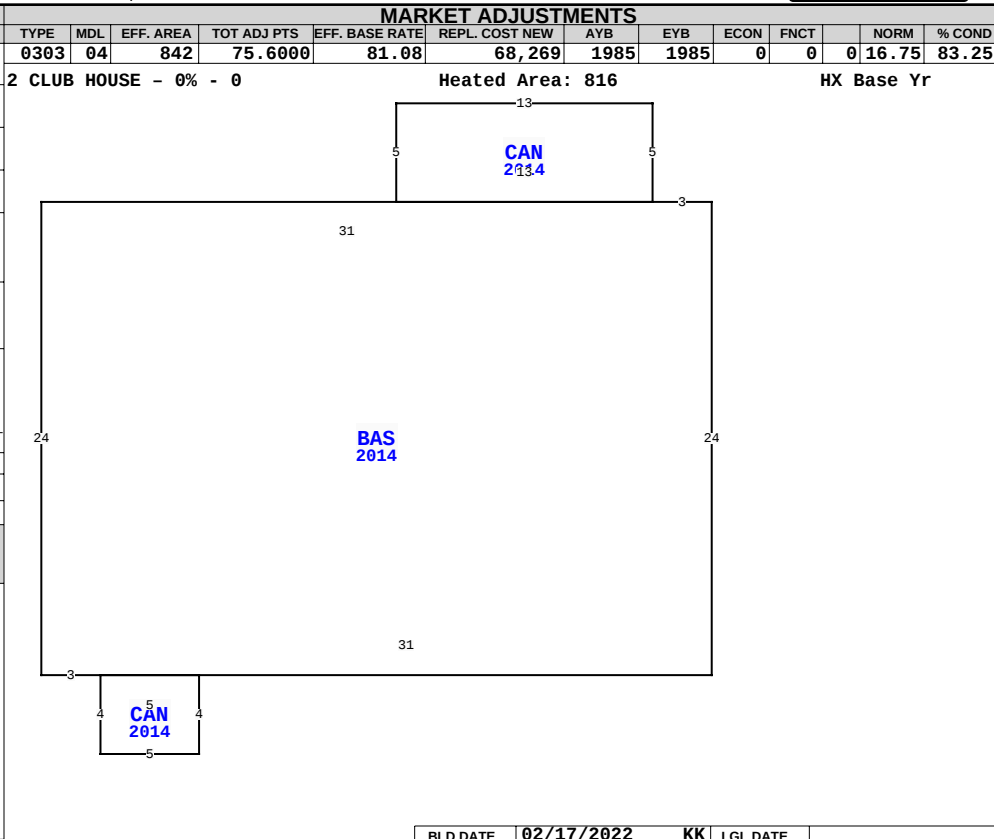
Quality	03	Quality Level 03
DOR CODE	7900	CULTURAL GROUPS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	55,079
CAN	20	30	6	405
CAN	65	30	20	1,350

TOTALS	901		842	56,834
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0350	CARPORT WD	0	0	11	6	66.00	SF	13.00
12	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00
13	1242	WD DECK A	0	0	0	0	486.00	SF	10.00
14	1242	WD DECK A	0	0	24	18	432.00	SF	10.00
15	0350	CARPORT WD	0	0	19	18	342.00	SF	8.58
16	1242	WD DECK A	0	0	10	4	40.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



45383 DIXIE AV, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	02/17/2022	KK
XF DATE	02/17/2022	KK	LAND DATE		KK
INC DATE			AG DATE		

TOTAL OB/XF									
8,605									

NASSAU COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
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SALES DATA							
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1267/0917	10/20/2004	QC	U	I	06	100	
GRANTOR: WEST NASSAU HISTORICA							
GRANTEE: CABOOSE CLUB INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W3 CAN=[YR=2014] N5 W13 S5 E13\$ W31 S24 E3 CAN=[YR=2014] S4 E5 N4 W5\$ E31 N24\$.									