

WILLIAMS JOSHUA ADAM & WENDI G
45410 DIXIE AVE
CALLAHAN, FL 32011

29-2N-25-3120-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0900MDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

Exterior Wall20FACE BRICK 100

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100100

BUD8 Adjustme01DIST CA 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS1,9171001,917190,806

FOP14430434,280

FOP3593010810,750

FOP12030363,583

USP22030666,569

TOTALS2,7602,170215,989

EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBI/XFMKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199419943762,660

20510GARAGE WD-01002432768.00SF35.0035.00100199519953236,182

30812CONCRETE C0100002,400.00SF4.004.00100199619963726,912

40861POOL GUNIT01001428392.00SF85.0085.00100200020003258,330

50845KOOL DECK010000934.00SF7.257.25100200020003795,349

60681POLE SHED01001220240.00SF15.0015.00100200020003281,008

70476VF 6 SBPL010000135.00LF32.0032.00100200020003522,246

LAND DESCRIPTIONTOTAL OB/XF32,687

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLCCZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTPH FACT% CONDTOT ADJUNIT PRICADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000000C VAC RES1000006MU102.00210.00102.00FF1.001.001.00700.00700.0071,400

REVIEW DATE01/06/2023BYKWA Total Acres: 0.00Total Land Value: 71,400Market: 0Agricultural: 0Common: 71,400PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE

0900

MDL

01

EFF. AREA

2,170

TOT ADJ PTS

101.7583

EFF. BASE RATE

127.20

REPL. COST NEW

276,024

AYB

1994

EYB

1994

ECON

0

FNCT

0

NORM

0

% COND

21.75

78.25

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE227,386

TOTAL MARKET OB/XF VALUE32,687

TOTAL LAND VALUE - MARKET71,400

TOTAL MARKET VALUE331,473

SOH/AGL Deduction121,793

ASSESSED VALUE209,680

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE159,680

TOTAL JUST VALUE331,473

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE287,716

PERMIT NUMDESCRIPTIONAMTISSUED

2286SWIM POOL011/06/2000

SALES DATA

OFF RECORD NumberDATETYPIINSTQUVIRSN CD SALE PRICE

2602/090010/25/2022QCUII11100

GRANTOR: WILLIAMS CYNTHIA LEA

GRANTEE: WILLIAMS JOSHUA ADA

2584/14998/15/2022QCUII11100

GRANTOR: HORNE JOSEPH BENJAMIN

GRANTEE: WILLIAMS CYNTHIA LE

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2012] W22 FOP=[YR=1995] N2 W10 S6 FOP=[YR=1994]
W14 S17 BAS=[YR=1994] W4 S14 E4 FOP=[YR=1994] S23 E22 S1 E7
N9 W21 N15 W8 \$ E8 S15 E21 S13 E13 N5 E4 N48 W32 N2 W6 S4 W4
S4 E4 S5 W8 \$ E8 N5 W4 N4 E4 N4 E6 N4 \$ S6 E10 N10 \$ S10 E22
N10 \$.

PT OF BLOCK 1
IN OR 2602/900
BOOTHE SURVEY PB 1/29

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CALLAHAN, FL 32011

2024

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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	03	CONC FINSH 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100	468	9,325
FCP	414	25	104	2,072

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	113.8500	39.85	22,794	1980	1994	0	0	0	50.00	50.00
2 GARAGE RES - 100% - 2023 Heated Area: 468 HX Base Yr 2023												
26 18 26 18 23 18 23 18												
BAS 1993												
FCP 1996												