BLOCK 6 PT LOTS 1 + 4
IN OR 2447/955
+SW 5 FT OF BL 5

WILKERSON GLADYS L/E/
P O BOX 320
CALLAHAN, FL 32011-0320

2024

29-2N-25-3120-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

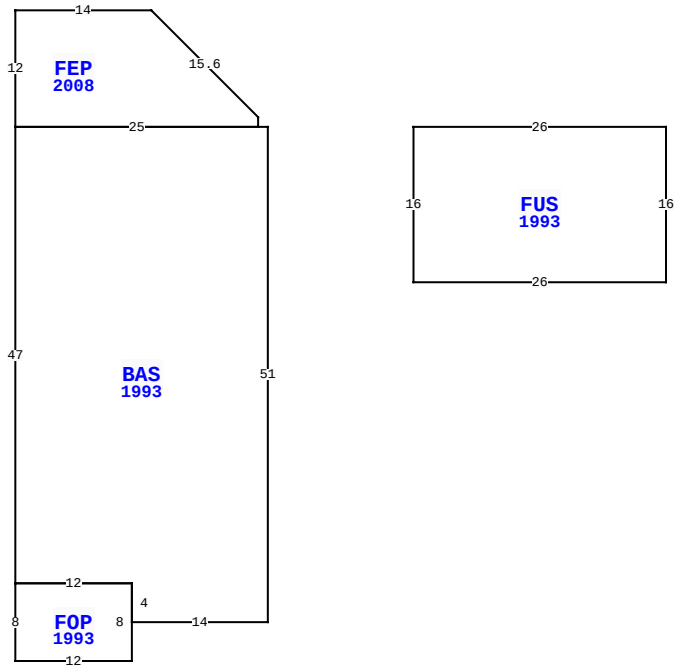
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,278	100	1,278	105,050
FEP	240	80	192	15,782
FOP	96	30	29	2,384
FUS	416	100	416	34,195
TOTALS	2,030		1,915	157,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	106.8200	101.48	194,334	1961	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 0 Heated Area: 1694 HX Base Yr



45352 DIXIE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		157,411
TOTAL MARKET OB/XF VALUE		6,789
TOTAL LAND VALUE - MARKET		45,500
TOTAL MARKET VALUE		209,700
SOH/AGL Deduction		118,729
ASSESSED VALUE		90,971
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		35,971
TOTAL JUST VALUE		209,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,189

MISC CC NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2226	REMODEL	4,000	08/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2447/0955	3/17/2021	QC	U	I	11	100
GRANTOR: WILKERSON GLADYS						
GRANTEE: WILKERSON GLADYS L/						
0128/0019	6/28/1972	WD	Q	I		12,500
GRANTOR: GILL A L & VIRGINIA (						
GRANTEE: WILKERSON IRA & GLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FEP=[YR=2008] N1 U11 L11 W14 S12 E25$ W25 S47 FOP=[YR=1993] S8 E12N8 W12 $ E12 S4 E14 N51 $ PTR=E15 FUS=[YR=1993] E26 S16 W26 N16 $ W15 $.

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
1	0812	CONCRETE C	0	100	0	0	1,487.00	SF	4.00	4.00	100	1965	1965	3	20	1,190	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1961	1961	3	23	460	
3	0351	CARPORT MT	0	100	30	10	300.00	SF	10.00	10.00	100	2013	2013	3	60	1,800	
4	0351	CARPORT MT	0	100	25	18	450.00	SF	10.00	10.00	100	2013	2013	3	60	2,700	
5	0680	POLE SHED	0	100	5	18	90.00	SF	10.00	10.00	100	2013	2013	3	71	639	

LAND DESCRIPTION

TOTAL OB/XF 6,789

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	000000	C	VAC RES	100	0006	MU	65.00	210.00	65.00	FF		1.00	1.00	1.00	700.00	700.00	45,500							

REVIEW DATE 09/07/2022 BY KBA Total Acres: 0.00 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 08/06/2024 BY SYS