BLOCK 6 LOTS 2 3 & PT OF 1 & 4
L/E OR 234 PG 539
OR 678 PG 1400

RAY MARY R
PO BOX 33
CALLAHAN, FL 32011-0033

**2024**

**29-2N-25-3120-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

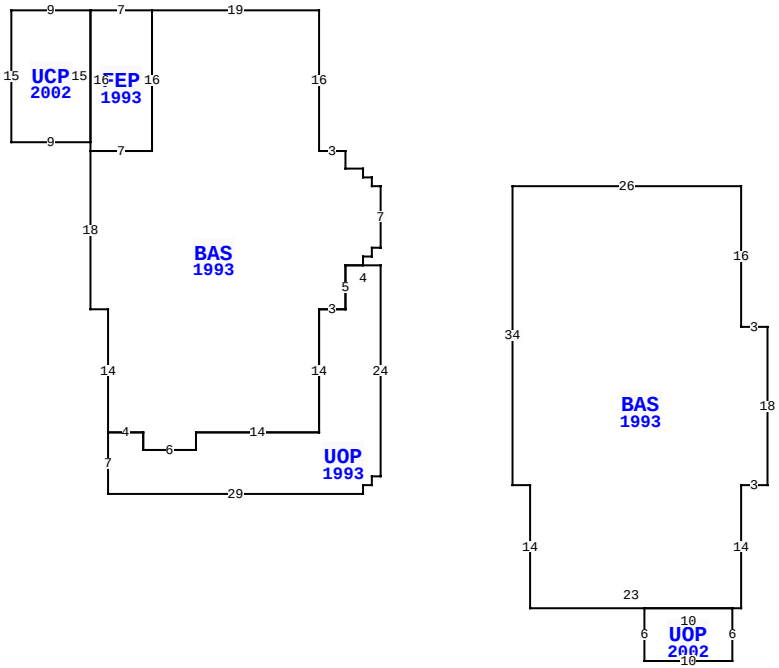
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 09 | PINE WOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,212 | 100 | 1,212 | 53,850 |
| BAS | 1,274 | 100 | 1,274 | 56,604 |
| FEP | 112 | 80 | 90 | 3,999 |
| UCP | 135 | 20 | 27 | 1,200 |
| UOP | 320 | 20 | 64 | 2,844 |
| UOP | 60 | 20 | 12 | 533 |
| TOTALS | 3,113 | | 2,679 | 119,029 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,679 | 83.5200 | 79.34 | 212,552 | 1910 | 1950 | 0 | 0 | 0 | 44.00 | 56.00 |

1 SINGLE FAM – 100% - 1989 Heated Area: 2486 HX Base Yr 1989




45324 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 | | 119,029 |
| TOTAL MARKET OB/XF VALUE | | 2,100 |
| TOTAL LAND VALUE - MARKET | | 114,800 |
| TOTAL MARKET VALUE | | 235,929 |
| SOH/AGL Deduction | | 182,459 |
| ASSESSED VALUE | | 53,470 |
| TOTAL EXEMPTION VALUE | HX HB | 28,470 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 235,929 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 198,198 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2799 | REPAIR/RRF | 2,040 | 06/01/2005 |
| 2321 | REPAIR/RRF | 0 | 12/04/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0678/1400 | 4/12/1993 | WD | U | I | 01 | 100 |
| GRANTOR: RAY HOLLIS JR & MARY | | | | | | |
| GRANTEE: RAY HOLLIS JR & MAR | | | | | | |
| 0234/0539 | 3/01/1977 | LE | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W1 N1 W1 N1 W2 N2 W3 N16 W19 FEP=[YR=1993] W7 UCP=[YR=2002] W9 S15 E9 N15 $ S16 E7 N16 $ S16 W7 S18 E2 S14 UOP=[YR=1993] S7 E29 N1 E1 N1 E1 N24 W4 S5 W3 S14 W14 S2 W6 N2 W4 $ E4 S2 E6 N2 E14 N14 E3 N5 E2 N1 E1 N1 E1 N7 $ PTR= E15 BAS=[YR=1993] E26 S16 E3 S18 W3 S14 W1 UOP=[YR=2002] S6 W10 N6 E10 $ W23 N14 W2 N34 $ 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 | 0510 | GARAGE WD- | 0 | 100 | 20 | 15 | 300.00 | SF | 35.00 | 35.00 | 100 | 1985 | 1985 | 3 | 20 | 2,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 | 164.00 | 210.00 | 164.00 | FF | | 1.00 | 1.00 | 1.00 | 700.00 | 700.00 | 114,800 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 08/06/2024 BY SYS