LOT 3A 3B & PT 3C
IN OR 724 PG 1954
WRIGHTS PLAT OF CALLAHAN

THOMPSON A BARNETT & DEBRA H
540111 US HWY 1
CALLAHAN, FL 32011

2024

29-2N-25-3120-0023-000A

BUILDING CHARACTERISTICS

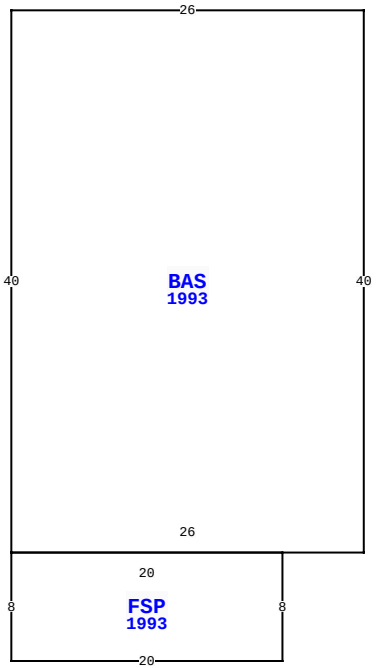
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,040	100	1,040	83,259
FSP	160	40	64	5,124
TOTALS	1,200		1,104	88,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,104	106.0000	100.70	111,173	1910	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1040 HX Base Yr



45232 DIXIE AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	88,383
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	43,365
TOTAL MARKET VALUE	131,748
SOH/AGL Deduction	36,129
ASSESSED VALUE	95,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,619
TOTAL JUST VALUE	131,748
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,134

CC NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2384	REMODEL	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0724/1954	3/03/1995	WD	Q	I		21,400
GRANTOR: MISTLER BONNIE J						
GRANTEE: THOMPSON A BARNETT						
0707/1787	6/24/1994	WD	U	I	06	14,800
GRANTOR: CONNER V, HIGGINBOTHA						
GRANTEE: MISTLER BONNIE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S40 FSP=[YR=1993] S8 E20 N8 W20 $ E26 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	MU	62.00	232.00	61.95	FF		1.00	1.00	1.00	700.00	700.00	43,365							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 43,365 Market: 0 Agricultural: 0 Common: 43,365 PRINTED 08/06/2024 BY SYS