BLK 2 PT LOT 3 IN OR 2260/410
JEHU BOOTHE SURVEY PBK 1/29
{A/K/A BLK 9 PT LOTS 1,2,3 & 4

VEST EDNA & ANTHONY
45202 DIXIE AVE
CALLAHAN, FL 32011

2024

29-2N-25-3120-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

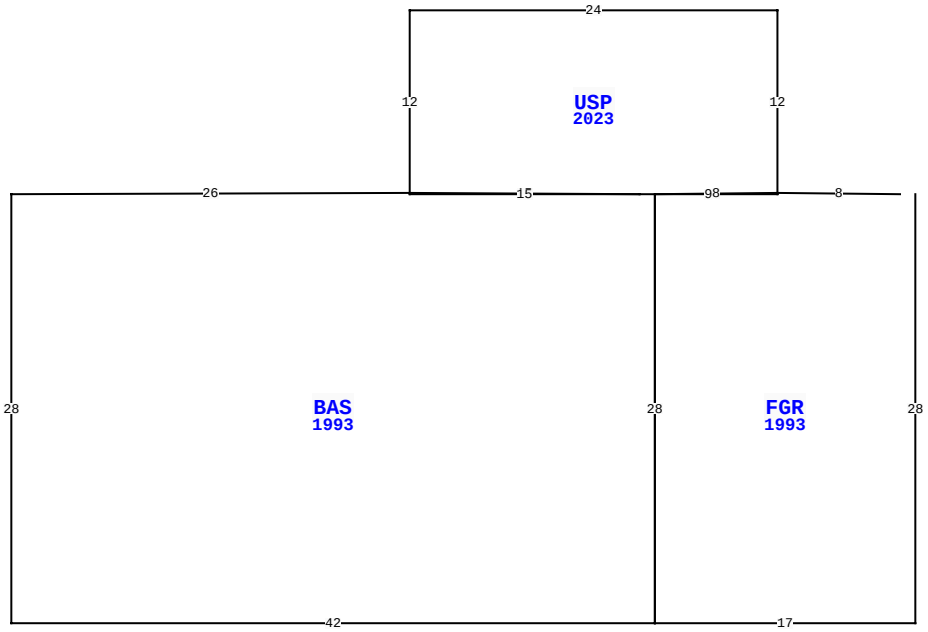
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,178	100	1,178	114,685
FGR	477	55	262	25,507
USP	288	30	86	8,372
TOTALS	1,943		1,526	148,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	112.0000	106.40	162,366	1993	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1178 HX Base Yr 2020



45202 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		148,565
TOTAL MARKET OB/XF VALUE		3,544
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		206,709
SOH/AGL Deduction		78,029
ASSESSED VALUE		128,680
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,680
TOTAL JUST VALUE		206,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P22-4627	REMODEL	0	12/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/0410	2/08/2019	WD	Q	I	02	140,000
GRANTOR: LYNCH CHRISTOPHER M D						
GRANTEE: VEST EDNA & ANTHONY						
1996/1713	7/20/2015	SW	U	I	12	93,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LYNCH CHRISTOPHER M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-17,0] U0.1L15 D0.1L26 S28 E42 N28 $
FGR=[YR=1993;ORIG=0,0] U0.1L8 D0.1L8 S28 E17 N28 $
USP=[YR=2023;ORIG=-32,-12] E24 S12 W9 W15 N12 $
.

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	0810	CONCRETE A	0	100	0	0	826.00	SF	6.50	6.50	100	1993	1993	3	66	3,544	

LAND DESCRIPTION

TOTAL OB/XF 3,544

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	78.00	210.00	78.00	FF		1.00	1.00	1.00	700.00	700.00	54,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS