PT LOT 9 IN OR 2718/1189 BEING ONLY PT LYING W OF LANDS IN OR 1843/126

DIXON JUSTIN & MARANDA
54001 SKATE BOARD PLACE
CALLAHAN, FL 32011

2024

46-2N-25-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

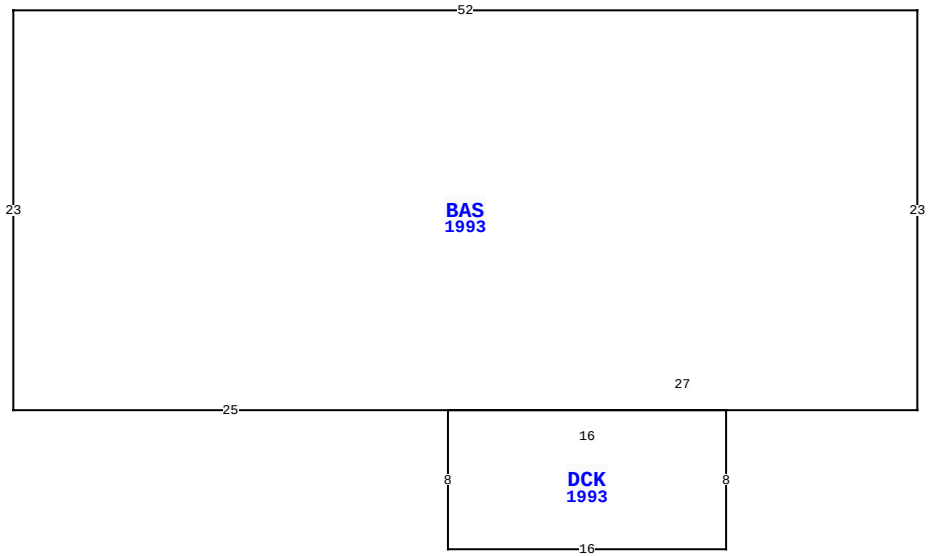
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1,196	29,537
DCK	128	15	19	469
TOTALS	1,324		1,215	30,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,215	117.6000	82.32	100,019	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1196 HX Base Yr



54001 SKATE BOARD PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/15/2015 MF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		30,006
TOTAL MARKET OB/XF VALUE		12,922
TOTAL LAND VALUE - MARKET		172,900
TOTAL MARKET VALUE		115,542
SOH/AGL Deduction		51,359
ASSESSED VALUE		64,183
TOTAL EXEMPTION VALUE	HX HB	32,867
BASE TAXABLE VALUE		31,316
TOTAL JUST VALUE		215,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632941	CARPORT	18,079	08/01/2016
C125426	CO ISSUED	0	11/19/2012
E25287	CHNGE SRVC	0	08/01/2012
MH5426	MH MOVE-ON	0	08/01/2012
M17467	H/AC	0	08/01/2012
P16052	MH	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2718/1189	6/13/2024	WD	U	I	11	100
GRANTOR: DIXON SUSAN MARIE						
GRANTEE: DIXON JUSTIN & MARA						
0234/0314	12/30/1976	WD	U	I		63,000
GRANTOR: WILLIAMS PEARL						
GRANTEE: BARNES DANNY & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S23 E25 DCK=[YR=1993] S8 E16 N8 W16$ E27 N23 $.

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	1999	1999	3	20	240	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.30	21.30	100	1999	1999	3	20	682	

LAND DESCRIPTION

TOTAL OB/XF 12,922

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	4.62	AC		1.00	1.00	1.00	415.00	415.00	1,917							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.67	AC		1.00	1.00	1.00	190.00	190.00	697							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.29	AC		1.00	1.00	1.00	10,000.00	10,000.00	102,900							

REVIEW DATE 11/25/2019 BY KBA Total Acres: 10.29 Total Land Value: 72,614 Market: 102,900 Agricultural: 2,614 Common: 70,000 PRINTED 08/06/2024 BY SYS