LOTS 8 & 9
IN OR 887/1914
ARTHUR JONES SURVEY OR 75/281

WILLIAMS BETTY M/CARR NATHAN JR ET AL
PO BOX 1232
CALLAHAN, FL 32011-1232

2024

51-2N-25-4240-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

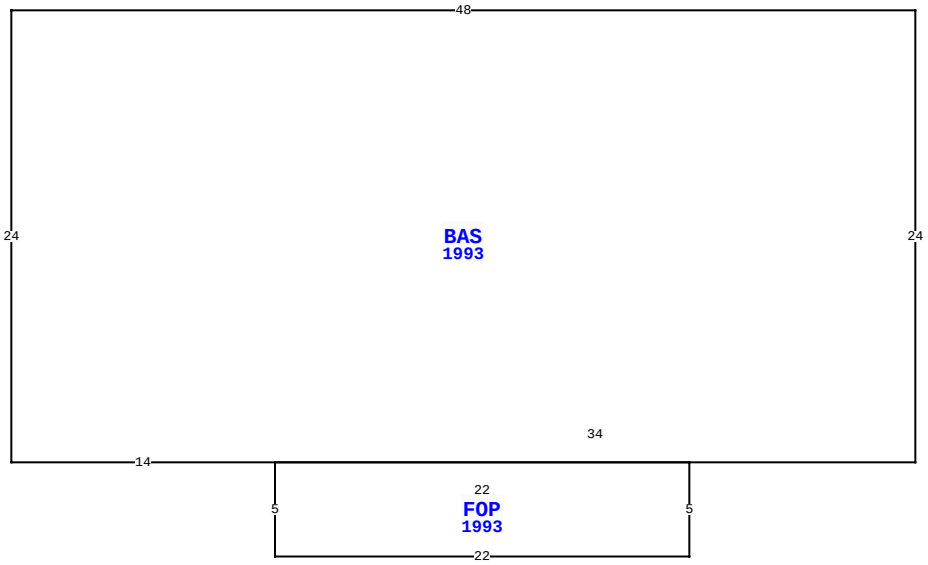
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	65,515
FOP	110	30	33	1,877
TOTALS	1,262		1,185	67,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,185	95.4000	90.63	107,397	1985	1985	0	0	0	37.25	62.75

1 SINGLE FAM – 100% - 1986 Heated Area: 1152 HX Base Yr 1986



45898 DIXIE AV, CALLAHAN

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

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	1243	WD DECK F	0	100	16	12	192.00	SF	8.00	8.00	100	1990	1990	3	20	307	
2	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1990	1990	3	20	402	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		67,392
TOTAL MARKET OB/XF VALUE		709
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		84,101
SOH/AGL Deduction		39,454
ASSESSED VALUE		44,647
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,647
TOTAL JUST VALUE		84,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0887/1914	6/21/1999	WD	U	I	01	100
GRANTOR: WILLIAMS BETTY & EUGE						
GRANTEE: WILLIAMS BETTY MELT						
0870/0004	3/01/1999	WD	U	I	01	48,000
GRANTOR: WILLIAMS BETTY ET AL						
GRANTEE: WILLIAMS BETTY & EU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S24 E14 FOP=[YR=1993] S5 E22 N5 W22$ E34 N24$.

LAND DESCRIPTION

TOTAL OB/XF 709

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	000100	C	SFR	100	0004	RL	0.00	0.00	2.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 08/06/2024 BY SYS