LOT 14
IN OR 2331/1800
ARTHUR JONES SURVEY OR 75/281

MILTON CHRIS
45826 DIXIE AVE
CALLAHAN, FL 32011

2024

51-2N-25-4240-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

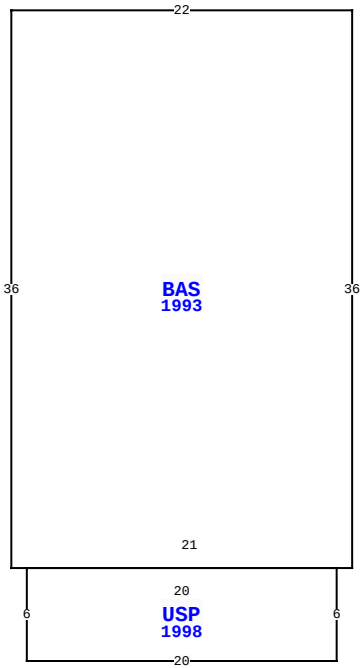
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	16,553
USP	120	30	36	752
TOTALS	912		828	17,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	828	110.0000	104.50	86,526	1940	1940	0	0	20	28.00	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 792 HX Base Yr



45826 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	17,305
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	8,000
TOTAL MARKET VALUE	25,505
SOH/AGL Deduction	0
ASSESSED VALUE	25,505
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,505
TOTAL JUST VALUE	25,505
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7654	OTHER	0	02/01/2004
01013	OTHER	0	03/01/2001
R981245	REPAIR/RRF	6,000	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1800	12/20/2019	WD	U	I	11	10,000
GRANTOR: GRIMMAGE CATHERINE						
GRANTEE: MILTON CHRIS						
2319/0413	11/12/2019	FJ	U	I	11	100
GRANTOR: GRIMAGE RUFUS ESTATE						
GRANTEE: GRIMMAGE CATHERINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S36 E1 USP=[YR=1998] S6 E20 N6 W20$ E21 N36$.

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	0680	POLE SHED	0	0	0	0	100.00	SF	10.00	10.00	100	1980	1980	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0	0006	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 12/09/2019 BY KBA Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 08/06/2024 BY SYS