PT OF SE1/4 OF SW1/4
IN OR 1207/521
R278383 & R278384

SWEAT SHARON M
452086 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2025

02-2N-24-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

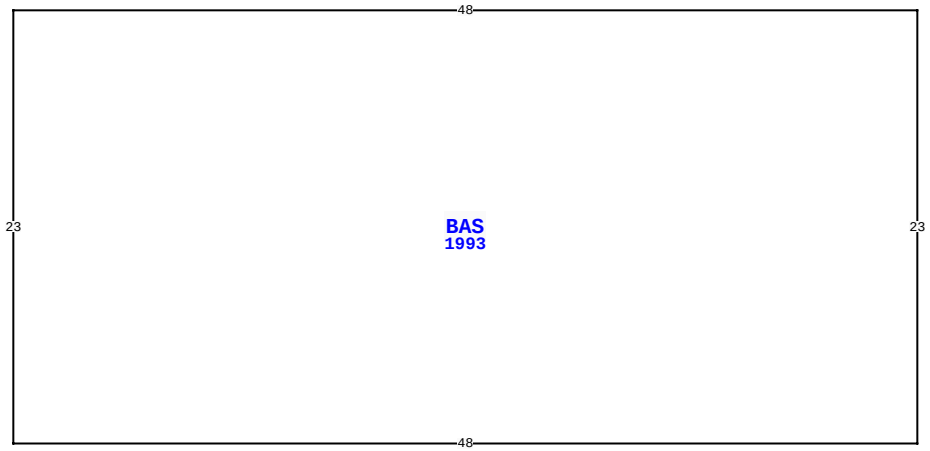
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	26,125
TOTALS	1,104			1,104	26,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	98.6000	78.88	87,084	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1104 HX Base Yr



452086 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		26,125
TOTAL MARKET OB/XF VALUE		3,187
TOTAL LAND VALUE - MARKET		89,550
TOTAL MARKET VALUE		118,862
SOH/AGL Deduction		81,499
ASSESSED VALUE		37,363
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,363
TOTAL JUST VALUE		118,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0521	2/10/2004	QC	Q	I	01	100
GRANTOR: SWEAT TOMMY J & SHARO						
GRANTEE: SWEAT SHARON M						
0640/0944	11/08/1991	WD	Q	I	01	100
GRANTOR: KENNEDY MAUDE L						
GRANTEE: SWEAT TOMMY & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 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	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	2005	2005	3	36	691	
2	0350	CARPORT WD	0	100	30	32	960.00	SF	13.00	13.00	100	2000	2000	3	20	2,496	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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	RES	100	0004	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,550							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.99 Total Land Value: 89,550 Market: 0 Agricultural: 0 Common: 89,550 PRINTED 07/30/2025 BY SYS