PT OF SE1/4 OF SW1/4
IN OR 591/1248

BARBER JAMES & EVELYN
PO BOX 1386
CALLAHAN, FL 32011-1386

2025

02-2N-24-0000-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

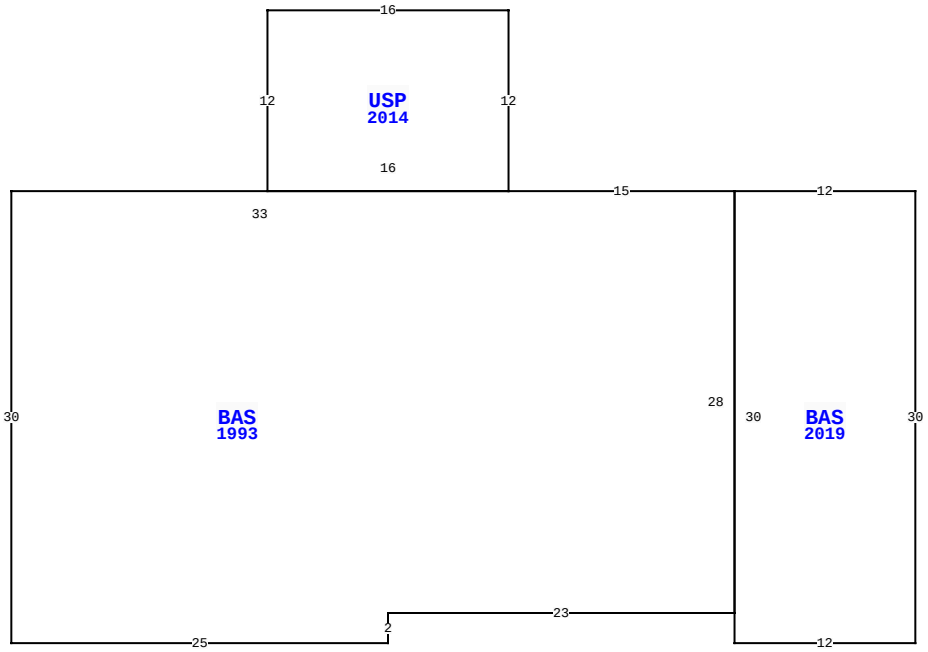
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100	1993	1,394	114,545
BAS	360	100	2019	360	29,581
USP	192	30	2014	58	4,766
TOTALS	1,946			1,812	148,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	99.0000	99.00	179,388	1984	1990	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1754 HX Base Yr



452068 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		156,766
TOTAL MARKET OB/XF VALUE		8,245
TOTAL LAND VALUE - MARKET		69,300
TOTAL MARKET VALUE		234,311
SOH/AGL Deduction		97,005
ASSESSED VALUE		137,306
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,584
TOTAL JUST VALUE		234,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0591/1248	3/05/1990	WD	Q	I		45,000
GRANTOR: SAWYER JIM & LOIS						
GRANTEE: BARBER EVELYN						
0562/0188	1/31/1989	QC	U	I	10	100
GRANTOR: DURRANCE JOHN & S						
GRANTEE: SAWYER JIM & LOIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 BAS=[YR=1993] W15 USP=[YR=2014] N12 W16 S12 E16$ W33 S30 E25 N2 E23 N28$ S30 E12 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1984	1984	3	41	1,066	
3	0510	GARAGE WD-	0	100	30	12	360.00	SF	24.85	24.85	100	1980	1980	3	20	1,789	
4	0350	CARPORT WD	0	100	15	10	150.00	SF	13.00	13.00	100	1987	1987	3	20	390	
5	0681	POLE SHED	0	100	24	24	576.00	SF	15.00	15.00	100	2005	2005	3	36	3,110	

LAND DESCRIPTION

TOTAL OB/XF 8,245

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	1.54	AC		1.00	1.00	1.00	45,000.00	45,000.00	69,300							

REVIEW DATE 09/13/2019 BY TWA Total Acres: 1.54 Total Land Value: 69,300 Market: 0 Agricultural: 0 Common: 69,300 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

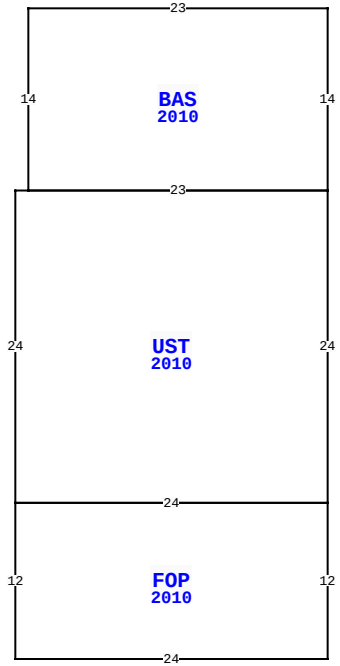
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	322	100	2010	322	3,801
FOP	288	30	2010	86	1,015
UST	576	45	2010	259	3,058
TOTALS	1,186			667	7,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	667	63.8000	23.61	15,748	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 322 HX Base Yr



452068 OLD DIXIE HWY, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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0562/0188	1/31/1989	QC	U	I	10	100
GRANTOR: DURRANCE JOHN & S						
GRANTEE: SAWYER JIM & LOIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W23 S14 UST=[YR=2010] W1 S24 FOP=[YR=2010] S12 E24 N12 W24$ E24 N24 W23$ E23 N14$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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