PT OF SW1/4 OF SW1/4 OF NW1/4
EAST OF CO RD PT OR 360/455
BEING PT LYING NORTH OF

JOHNS KATHLEEN
452378 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

02-2N-24-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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

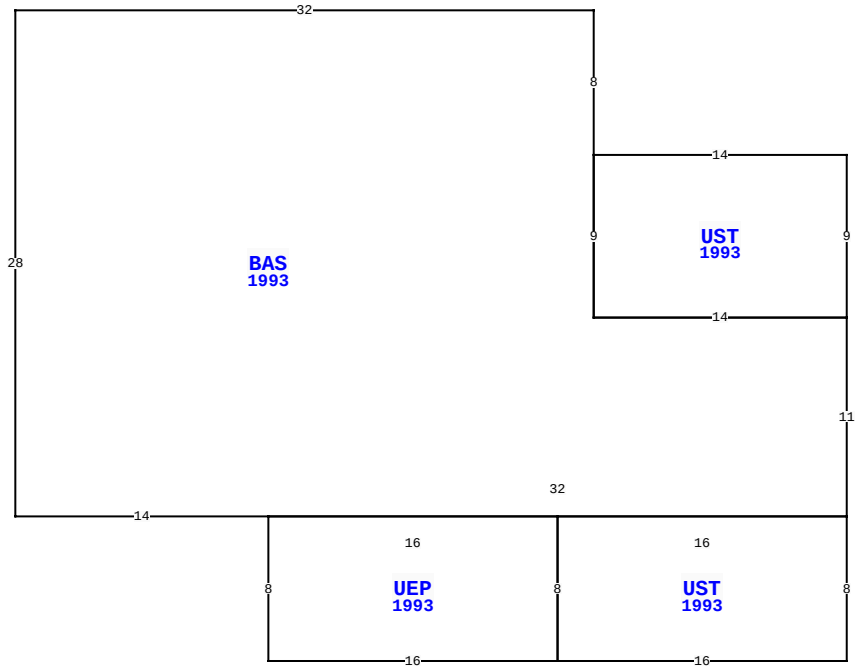
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1993	1,050	16,695
UEP	128	60	1993	77	1,224
UST	126	45	1993	57	906
UST	128	45	1993	58	922
TOTALS	1,432			1,242	19,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,242	79.5000	79.50	98,739	1953	1953	0	10	20	50.00	20.00

1 SINGLE FAM – 100% - 0 Heated Area: 1050 HX Base Yr



452378 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		35,660
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		103,740
TOTAL MARKET VALUE		139,400
SOH/AGL Deduction		55,434
ASSESSED VALUE		83,966
TOTAL EXEMPTION VALUE	HX HB WX	53,113
BASE TAXABLE VALUE		30,853
TOTAL JUST VALUE		139,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013645	MH MOVE-ON	0	11/01/2001
03424	H/AC	1,300	06/12/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0360/0455	5/01/1982	WD	U	I		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W14 BAS=[YR=1993] N8 W32 S28 E14 UEP=[YR=1993] S8 E16 UST=[YR=1993] E16 N8 W16 S8$ N8 W16$ E32 N11 W14 N9$ S9 E14N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	5.32	AC		1.00	1.00	1.00	19,500.00	19,500.00	103,740							

REVIEW DATE 02/10/2024 BY WWA Total Acres: 5.32 Total Land Value: 103,740 Market: 0 Agricultural: 0 Common: 103,740 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SW1/4 OF NW1/4
EAST OF CO RD PT OR 360/455
BEING PT LYING NORTH OF

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CALLAHAN, FL 32011

2025

02-2N-24-0000-0005-0010

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	08	SHT VINYL 100
Air Condition	99	N/A 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

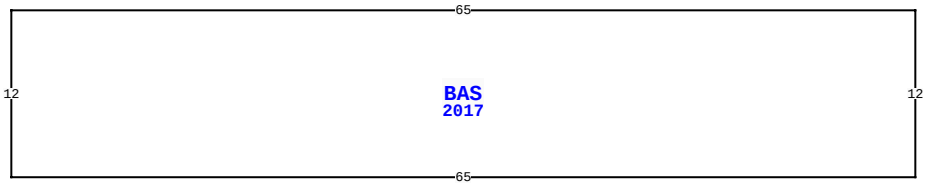
DOR CODE	0100 SINGLE FAMILY
MAP NUM	
MKT AREA	08
NEIGHBORHOOD/LOC	8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2017	780	15,912
TOTALS	780			780	15,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	780	85.0000	68.00	53,040	1973	1973	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 780 HX Base Yr



452378 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0360/0455	5/01/1982	WD	U	I		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W65 S12 E65 N12$.

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

REVIEW DATE 02/10/2024 BY WWA Total Acres: 5.32 Total Land Value: 103,740 Market: 0 Agricultural: 0 Common: 103,740 PRINTED 07/30/2025 BY SYS