PT OF SW1/4 OF SW1/4 OF NW1/4
LYING EAST OF COUNTY RD
IN OR 362 PG 243 R407849

REDDING BRENDA FAYE
452372 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

02-2N-24-0000-0005-0020

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	01	NONE 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	06	DIST 1D 100
Quality	03	Quality Level 03

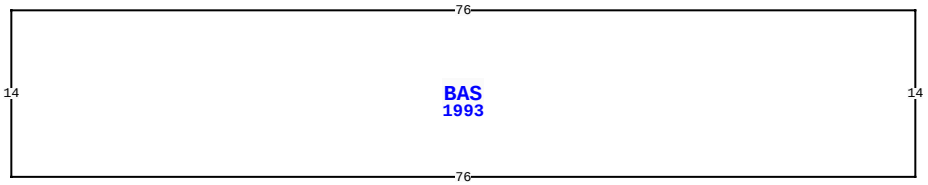
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	23,391
TOTALS	1,064			1,064	23,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	91.6000	73.28	77,970	1987	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1064 HX Base Yr



452372 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		23,391
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,550
TOTAL MARKET VALUE		58,941
SOH/AGL Deduction		39,814
ASSESSED VALUE		19,127
TOTAL EXEMPTION VALUE	HX HB	19,127
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		58,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0362/0243	6/01/1982	WD	U	V		100

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W76 S14 E76 N14 $.

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	0004	OR	0.00	0.00	0.79	AC		1.00	1.00	1.00	45,000.00	45,000.00	35,550							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 0.79 Total Land Value: 35,550 Market: 0 Agricultural: 0 Common: 35,550 PRINTED 07/30/2025 BY SYS