PT OF SW1/4 OF SW1/4 OF NW1/4
IN OR 2796/1804

FEDOR CAITLIN
452361 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

02-2N-24-0000-0005-0030

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	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

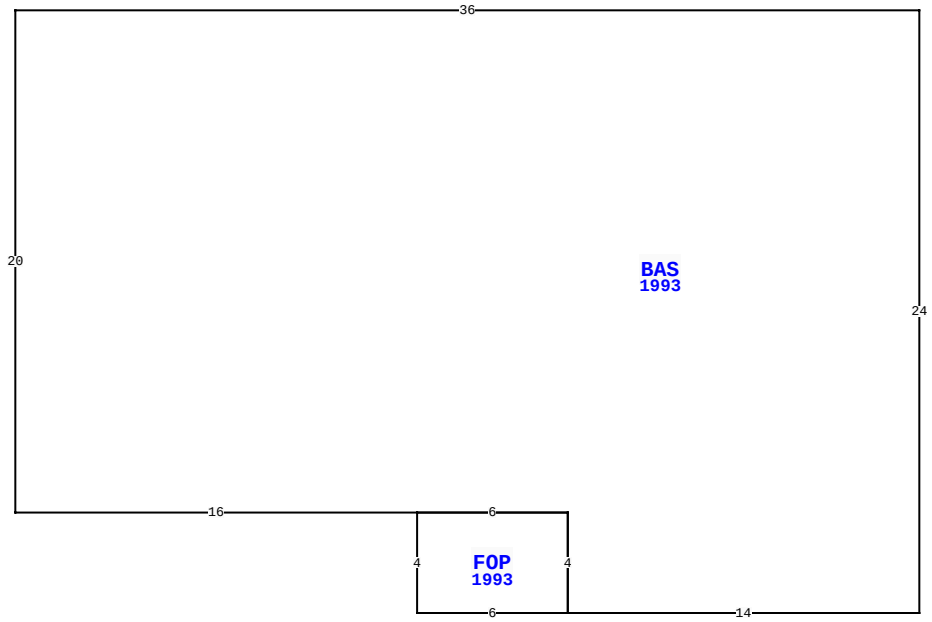
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	776	100	1993	776	78,676
FOP	24	30	1993	7	709
TOTALS	800			783	79,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	783	120.3400	120.34	94,226	1979	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2020 Heated Area: 776 HX Base Yr 2020



452361 OLD DIXIE HWY, CALLAHAN

BLD DATE	02/20/2008	JH	LGL DATE	
XF DATE	02/20/2008	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		92,798
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		137,798
SOH/AGL Deduction		47,068
ASSESSED VALUE		90,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,008
TOTAL JUST VALUE		137,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429009	ADDITION	30,586	06/01/2014
8296	MH MOVE-ON	7,000	09/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2796/1804	6/26/2025	WD	Q	I	01	165,000
GRANTOR: FUZI JEREMY & JESSICA						
GRANTEE: FEDOR CAITLIN						
2326/1921	12/16/2019	WD	Q	I	01	100,000
GRANTOR: GREENE TIMOTHY						
GRANTEE: FUZI JEREMY & JESSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S20 E16 FOP=[YR=1993] S4 E6 N4 W6 $ E6 S4 E14 N24$.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF SW1/4 OF SW1/4 OF NW1/4
IN OR 2796/1804

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CALLAHAN, FL 32011

2025

02-2N-24-0000-0005-0030

NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

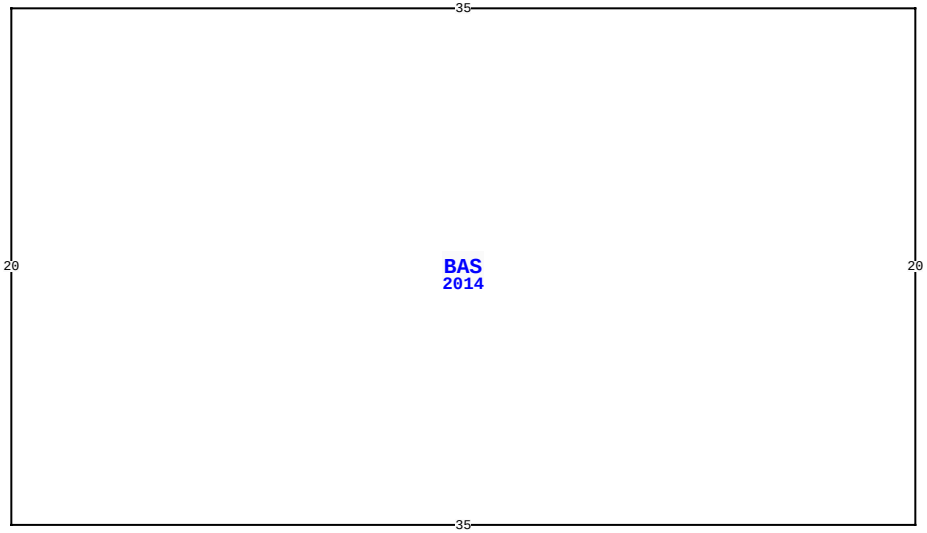
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	2014	700	13,413
TOTALS	700			700	13,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	700	58.1900	21.53	15,071	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2020 Heated Area: 700 HX Base Yr 2020



452361 OLD DIXIE HWY, CALLAHAN

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GRANTEE: FEDOR CAITLIN						
2326/1921	12/16/2019	WD	Q	I	01	100,000
GRANTOR: GREENE TIMOTHY						
GRANTEE: FUZI JEREMY & JESSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W35 S20 E35 N20$.

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

REVIEW DATE 09/12/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS