PT OF SW1/4 OF NE1/4
IN OR 1739/442
EX 2-6 & 2-7

HAWKES ANDREW & ELIZABETH
452403 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

03-2N-24-0000-0002-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	43,344
TOTAL LAND VALUE - MARKET	189,930
TOTAL MARKET VALUE	46,983
SOH/AGL Deduction	1,136
ASSESSED VALUE	45,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,847
TOTAL JUST VALUE	233,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010780	GARAGE	0	10/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1739/0442	5/10/2011	WD	Q	V	02	49,500
GRANTOR: BUCCELLA CAROL A & MA						
GRANTEE: HAWKES ANDREW & ELI						
1641/1878	9/15/2009	WD	U	V	11	100
GRANTOR: DAVIS ELIZABETH M						
GRANTEE: BUCCELLA CAROL A &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	60	30	1,800.00	SF	10.00	10.00	100	2018	2018	3	84	15,120	
2	0680	POLE SHED	0	0	60	24	1,440.00	SF	10.00	10.00	100	2024	2023		98	14,112	
3	0680	POLE SHED	0	0	60	24	1,440.00	SF	10.00	10.00	100	2024	2023		98	14,112	

LAND DESCRIPTION

TOTAL OB/XF 43,344

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	006005	A	PASTURE - GR	0	0007	OR	0.00	0.00	9.74	AC		1.00	1.00	1.00	370.00	370.00	3,604							
2	005970	A	AGRICULTURAL	0					0.50	AC		1.00	1.00	1.00	70.00	70.00	35							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.74	AC		1.00	1.00	1.00	19,500.00	19,500.00	189,930							

REVIEW DATE 02/06/2019 BY TW Total Acres: 10.24 Total Land Value: 3,639 Market: 189,930 Agricultural: 3,639 Common: 0 PRINTED 07/30/2025 BY SYS