SE1/4 OF NE1/4
IN OR 1739/428
EX 3-2 & 3-3

IRBY GARY & MICHELE
452475 OLD DIXIE HWY
CALLAHAN, FL 32011-2191

2025

03-2N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	50,400
SOH/AGL Deduction	21,591
ASSESSED VALUE	28,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,809
TOTAL JUST VALUE	50,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1739/0428	5/10/2011	WD	Q	V	02	15,000
GRANTOR: BUCCELLA ROBERT P & M						
GRANTEE: IRBY GARY & MICHELE						
1649/0822	9/15/2009	WD	U	V	11	100
GRANTOR: DAVIS ELIZABETH M						
GRANTEE: BUCCELLA ROBERT P &						

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

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	0	0004	OR	0.00	0.00	3.36	AC		1.00	1.00	0.50	30,000.00	15,000.00	50,400							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.36 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 07/30/2025 BY SYS