NW1/4
*EX E'LY 30 ACRES OF NE1/4
OF NW1/4 & EX 5-1

ELLIOTT ROBERT A & PAULA J L/E/
452536 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2025

03-2N-24-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

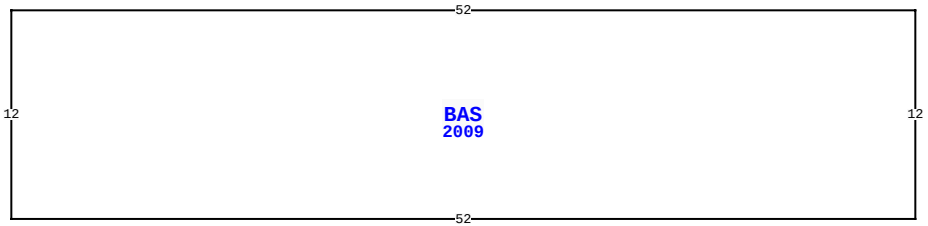
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2009	624	10,399
TOTALS	624			624	10,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	624	69.4400	55.55	34,663	1967	1967	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 624 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	10,399
TOTAL MARKET OB/XF VALUE	7,884
TOTAL LAND VALUE - MARKET	450,705
TOTAL MARKET VALUE	78,273
SOH/AGL Deduction	25,293
ASSESSED VALUE	52,980
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,980
TOTAL JUST VALUE	468,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7767	MH MOVE-ON	5,000	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1231	3/08/2024	WD	U	I	11	100
GRANTOR: ELLIOT ROBERT A & PAU						
GRANTEE: HINSON CLIFTON BISH						
1864/1738	6/27/2013	QC	U	I	11	100
GRANTOR: ELLIOTT ROBERT A						
GRANTEE: ELLIOTT ROBERT A &						

36097 ELLIOTT RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

BUILDING NOTES

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	0370	CHICKEN HS	0	0	30	500	15,000.00	SF	0.20	0.20	100	1972	1972	3	20	600	
2	0681	POLE SHED	0	0	64	68	4,352.00	SF	7.50	7.50	100	1975	1975	3	20	6,528	
3	0752	USP	0	0	21	12	252.00	SF	15.00	15.00	100	1990	1990	3	20	756	

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S12 E52 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,884

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	390.00	390.00	780							
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	31.73	AC		1.00	1.00	1.00	370.00	370.00	11,740							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	190.00	190.00	2,470							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	47.73	AC		1.00	1.00	1.00	8,500.00	8,500.00	405,705							

REVIEW DATE 09/12/2019 BY TWA Total Acres: 47.73 Total Land Value: 59,990 Market: 405,705 Agricultural: 14,990 Common: 45,000 PRINTED 07/30/2025 BY SYS