PT OF NE1/4 OF NW1/4
IN OR 2460/991

MCGARRY MICHAEL PATRICK/MOSER SEAIRA MARIE
56124 DIXON TRAIL
CALLAHAN, FL 32011

2025

07-2N-26-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

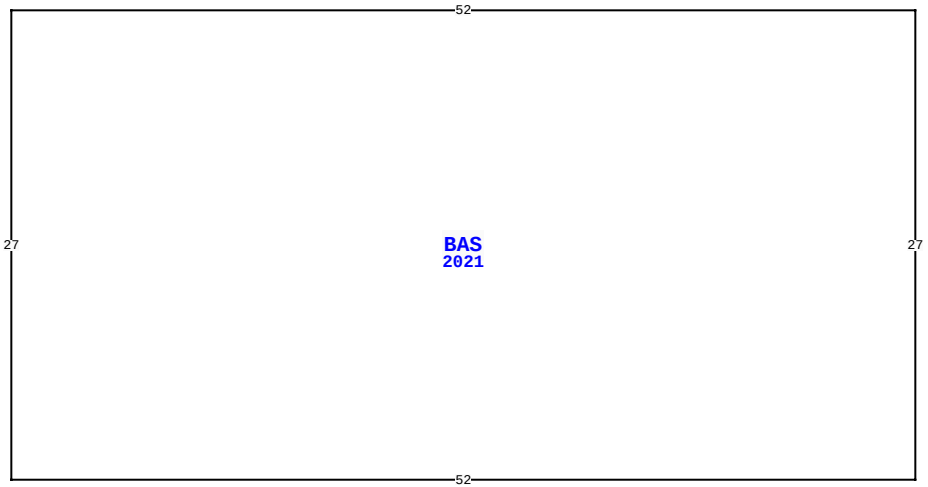
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2021	1,404	133,356
TOTALS	1,404			1,404	133,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	115.2000	97.92	137,480	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		133,356
TOTAL MARKET OB/XF VALUE		480
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		178,836
SOH/AGL Deduction		42,185
ASSESSED VALUE		136,651
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,929
TOTAL JUST VALUE		178,836
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007634	MH MOVE-ON	0	09/30/2021
21007634	CO ISSUED	0	09/30/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2460/0991	5/08/2021	WD	Q	V	01	25,000
GRANTOR: MORGAN PAMELA J						
GRANTEE: MCGARRY MICHAEL PAT						
1881/1619	9/25/2013	WD	Q	I	02	17,000
GRANTOR: US BANK NA TRUSTEE						
GRANTEE: MORGAN PAMELA J						

56124 DIXON TRL, CALLAHAN

BLD DATE	02/20/2013 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0681	POLE SHED	0	100	20	16	320.00	SF	7.50	7.50	100	1990	1990	3	20	480	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 480

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/01/2024 BY KWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS