PT OF SW1/4 OF SEC 12-2N-24E
IN OR 2709/1097

HADDOCK TINA DELORIS L/E/
451474 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

12-2N-24-0000-0007-0010

BUILDING CHARACTERISTICS

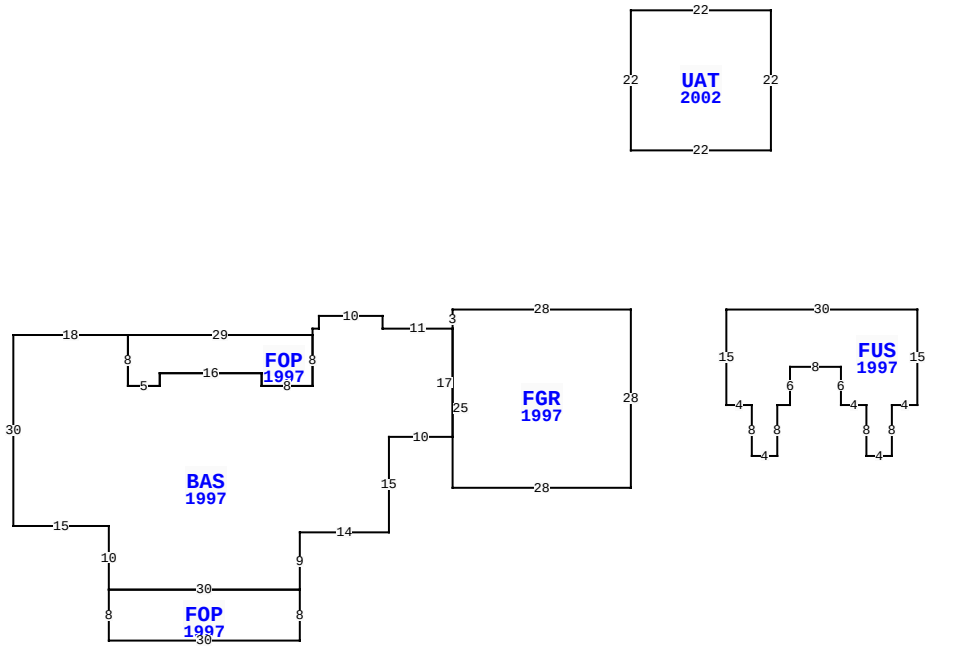
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,086	100	1997	2,086	232,324
FGR	784	55	1997	431	48,002
FOP	200	30	1997	60	6,683
FOP	240	30	1997	72	8,019
FUS	466	100	1997	466	51,900
UAT	484	10	2002	48	5,346
TOTALS	4,260			3,163	352,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,163	94.5668	124.83	394,837	1997	2002	0	0	0	10.78	89.22

1 SNGL FAM – 100% - 1997 Heated Area: 2552 HX Base Yr 1997



451474 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	5,530	
2	0812	CONCRETE C	0	100	0	0	1,417.00	SF	4.00	4.00	100	2000	2000	3	77	4,364	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		352,274
TOTAL MARKET OB/XF VALUE		9,894
TOTAL LAND VALUE - MARKET		107,250
TOTAL MARKET VALUE		469,418
SOH/AGL Deduction		249,072
ASSESSED VALUE		220,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,624
TOTAL JUST VALUE		469,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000951	REPAIR/RRF	19,500	02/08/2017
B97	NEW CONSTR	105,476	06/01/1997
MHU95939	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/1097	5/02/2024	LE	U	I	11	100
GRANTOR: HADDOCK TINA DELORIS						
GRANTEE: TESTONE ANSLEY SHAY						
2077/1783	8/11/2016	QC	U	I	11	100
GRANTOR: WATERS CHARLES C						
GRANTEE: HADDOCK TINA DELORI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1997] W28 S3 BAS=[YR=1997] W11 N2 W10 S2 W1 S1 FOP=[YR=1997] W29 S8 E5 N2 E16 S2 E8 N8 $ S8 W8 N2 W16 S2 W5 N8 W18 S30 E15 S10 FOP=[YR=1997] S8 E30 N8 W30 $ E30 N9 E14 N15 E10 N17 $ S25 E28 N28 $ PTR= E15 FUS=[YR=1997] E30 S15 W4 S8 W4 N8 W4 N6 W8 S6 W2 S8 W4 N8 W4 N15 $ W15 $ PTR=N25 UAT=[YR=2002] N22 E22 S22 W22$ S25$.

LAND DESCRIPTION

TOTAL OB/XF 9,894

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	0006	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							

REVIEW DATE 07/21/2021 BY TWA Total Acres: 5.50 Total Land Value: 107,250 Market: 0 Agricultural: 0 Common: 107,250 PRINTED 07/30/2025 BY SYS