IN OR 2731/234

HAZLETT ROBERT WILLIAM JR & MA LOURDES JABUEN
451047 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

13-2N-24-0000-0002-0310

BUILDING CHARACTERISTICS

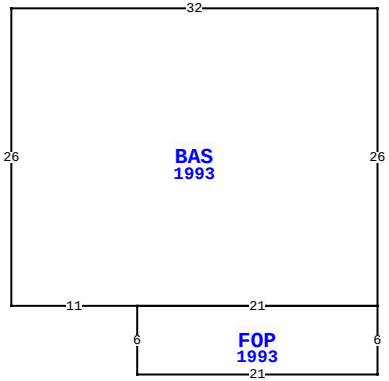
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

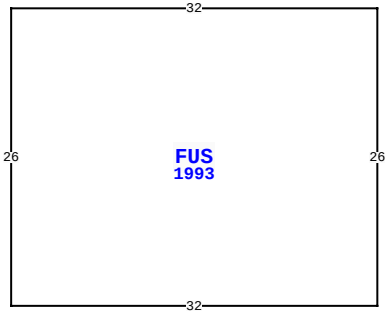
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	118,398
FOP	126	30	1993	38	5,408
FUS	832	100	1993	832	118,398
TOTALS	1,790			1,702	242,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,702	117.1800	154.68	263,265	1987	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2025 Heated Area: 1664 HX Base Yr 2025





451047 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	0812	CONCRETE C	0	100	0	0	2,274.00	SF	4.00	4.00	100	2010	2010	3	90	8,186	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,204
TOTAL MARKET OB/XF VALUE		8,186
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		295,390
SOH/AGL Deduction		0
ASSESSED VALUE		295,390
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		239,668
TOTAL JUST VALUE		295,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2181	N/A	3,100	06/12/1987
3764	N/A	27,415	12/16/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/234	8/02/2024	WD	Q	I	01	365,000
GRANTOR: NANTZ MISTY LYNN						
GRANTEE: HAZLETT ROBERT WILL						
1598/0674	12/23/2008	WD	Q	I		65,000
GRANTOR: WOODY ANITA MARIE ETA						
GRANTEE: NANTZ MISTY LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S26 E11 FOP=[YR=1993] S6 E21 N6 W21 $ E21 N26 $ PTR= E15 FUS=[YR=1993] E32 S26 W32 N26 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 8,186

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/25/2025 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS