PT OF SEC 13-2N-24E
IN OR 2101/1974
2003 FLTWD DWMH

NICHOLS DONALD L & WANDA G
450775 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

13-2N-24-0000-0002-0420

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

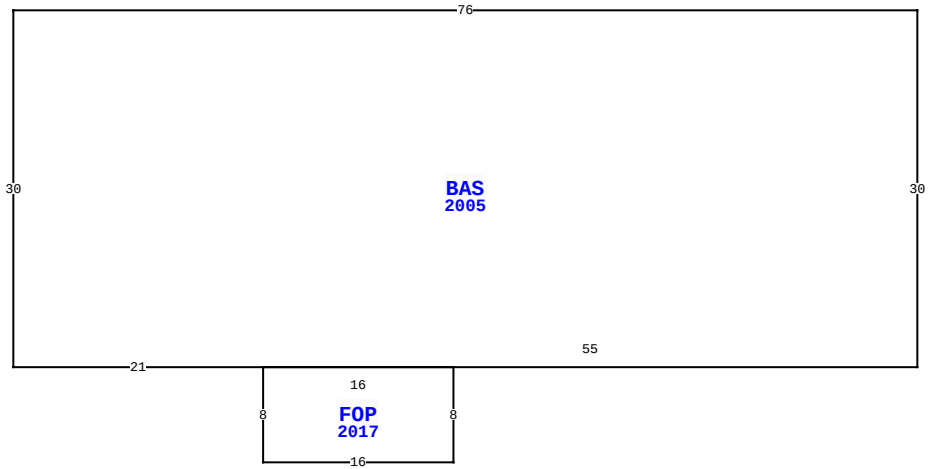
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2005	2,280	155,282
FOP	128	30	2017	38	2,588
TOTALS	2,408			2,318	157,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,318	133.5400	113.51	263,116	2003	2008	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2006 Heated Area: 2280 HX Base Yr 2006



450775 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		177,474
TOTAL MARKET OB/XF VALUE		6,083
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		281,057
SOH/AGL Deduction		140,300
ASSESSED VALUE		140,757
TOTAL EXEMPTION VALUE	HX HB VX DX	60,722
BASE TAXABLE VALUE		80,035
TOTAL JUST VALUE		281,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002545	GARAGE	41,731	03/20/2020
P026133	MH MOVE-ON	0	10/01/2002
MH0135	MOVE ON	0	07/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2101/1974	2/07/2017	WD	U	I	30	49,000
GRANTOR: NICHOLS DONALD L						
GRANTEE: NICHOLS DONALD L &						
1088/1123	10/18/2002	WD	Q	I	05	50,000
GRANTOR: OAKWOOD ACCEPTANCE						
GRANTEE: NICHOLS DONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E21 FOP=[YR=2017] S8 E16 N8 W16$ E55 N30$.

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	1242	WD DECK A	0	100	16	12	192.00	SF	10.00	10.00	100	2003	2003	3	20	384	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
3	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2008	2008	3	48	1,728	
4	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	2000	2000	3	77	961	

LAND DESCRIPTION

TOTAL OB/XF 6,083

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 07/31/2020 BY TW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

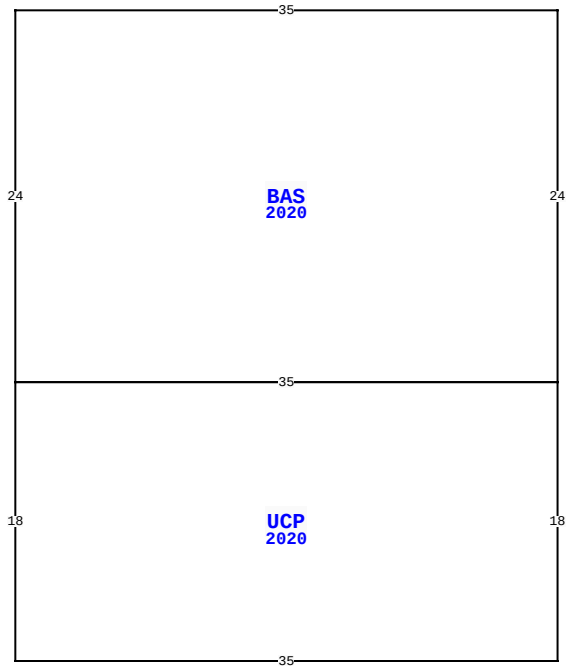
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2020	840	17,048
UCP	630	20	2020	126	2,557
TOTALS	1,470			966	19,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	966	57.1320	21.14	20,421	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2006 Heated Area: 840 HX Base Yr 2006



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1088/1123	10/18/2002	WD	Q	I	05	50,000
GRANTOR: OAKWOOD ACCEPTANCE						
GRANTEE: NICHOLS DONALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W35 S24 UCP=[YR=2020] S18 E35 N18 W35$ E35 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/31/2020 BY TW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS