PT OF LOT 6 & PT OF
SW1/4 OF NW1/4 PAR 26-5
IN OR 687/947

PERRY DORIS EST
C/O ELMER RATLEY, 769 PLEASANT PINE DR
JACKSONVILLE, FL 32220

2025

19-2N-25-0000-0026-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	04	BUILT-UP 20
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

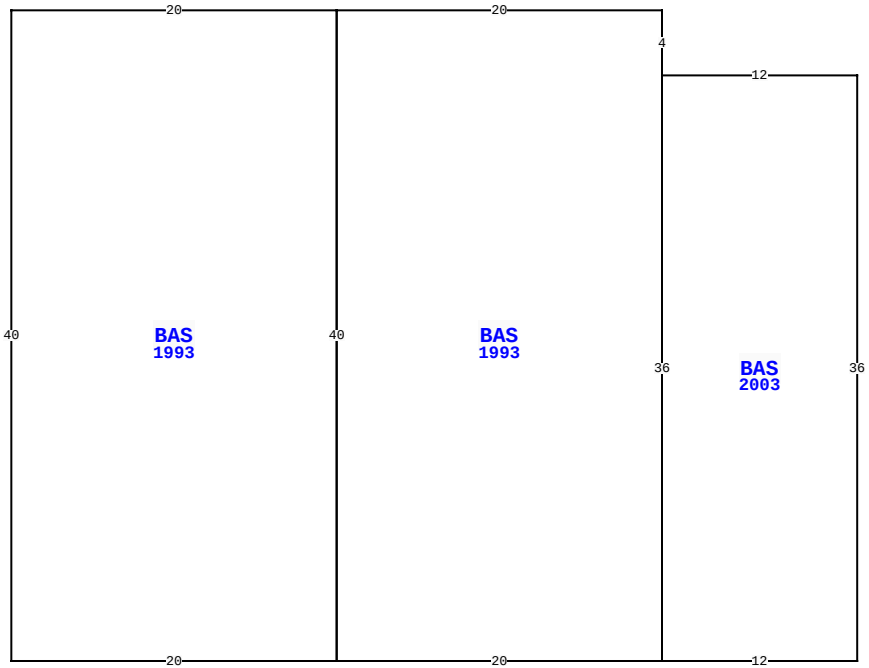
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	1993	800	26,807
BAS	800	100	1993	800	26,807
BAS	432	100	2003	432	14,476
TOTALS	2,032			2,032	68,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,032	80.2620	80.26	163,088	1980	1980	0	0	40	18.25	41.75

1 SINGLE FAM – 0% - 0 Heated Area: 2032 HX Base Yr



450532 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	68,089
TOTAL MARKET OB/XF VALUE	4,038
TOTAL LAND VALUE - MARKET	59,850
TOTAL MARKET VALUE	131,977
SOH/AGL Deduction	19,987
ASSESSED VALUE	111,990
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,990
TOTAL JUST VALUE	131,977
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11434	NEW CONSTR	200	07/01/2003
B10991	ADDITION	0	04/07/2003
B985420	ADDITION	33,600	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0687/0947	8/31/1993	WD	Q	I	01	100

GRANTOR: RATLEY SAMMY & TERRI
GRANTEE: PERRY WALLACE &DORI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 BAS=[YR=1993] N4 W20 BAS=[YR=1993] W20 S40 E20 N40 $ S40 E20 N36$ S36 E12 N36$.

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	0940	SHEDS/PORT	0	0	10	12	120.00	SF	19.50	19.50	100	1958	1958	3	20	468	
2	0940	SHEDS/PORT	0	0	20	17	340.00	SF	30.00	30.00	100	2009	2009	3	35	3,570	

LAND DESCRIPTION

TOTAL OB/XF 4,038

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	0	0004	OR	0.00	0.00	1.33	AC		1.00	1.00	1.00	45,000.00	45,000.00	59,850							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.33 Total Land Value: 59,850 Market: 0 Agricultural: 0 Common: 59,850 PRINTED 07/30/2025 BY SYS