PT SEC 19-2N-25E
IN OR 2012/679 &
IN OR 2779/692

BLUME KATHY C & STACY E JR
450668 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

19-2N-25-0000-0026-0060

BUILDING CHARACTERISTICS

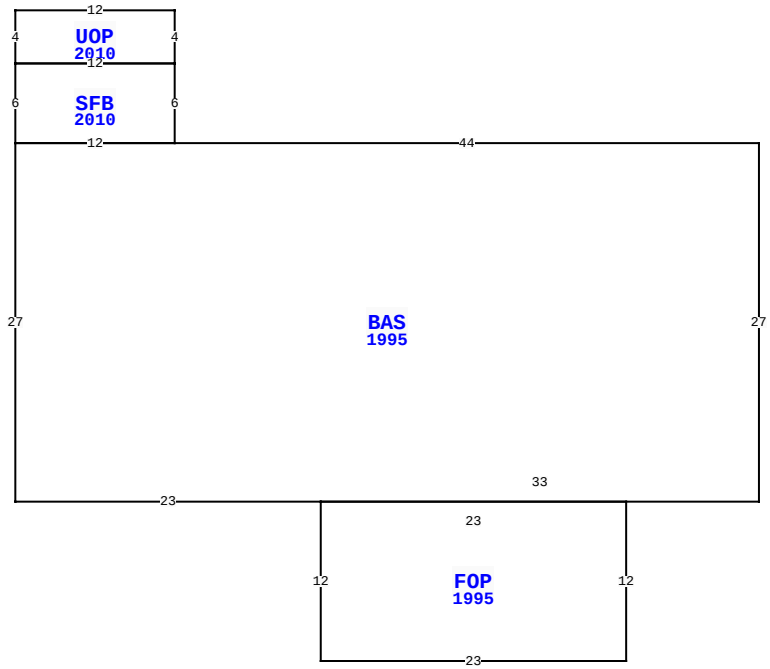
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,512	100	1995	1,512	49,365
FOP	276	30	1995	83	2,710
SFB	72	80	2010	58	1,894
UOP	48	25	2010	12	392
TOTALS	1,908			1,665	54,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,665	128.0400	108.83	181,202	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 50% - 2019 Heated Area: 1570 HX Base Yr 2019



450668 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	02/26/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		54,361
TOTAL MARKET OB/XF VALUE		7,314
TOTAL LAND VALUE - MARKET		123,000
TOTAL MARKET VALUE		107,435
SOH/AGL Deduction		26,016
ASSESSED VALUE		81,419
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		56,419
TOTAL JUST VALUE		184,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/692	4/01/2025	WD	U	I	11	100
GRANTOR: BLUME CATHERINE						
GRANTEE: BLUME KATHY C & STA						
2731/110	8/04/2024	FJ	U	I	11	0
GRANTOR: BLUME STACY E SR EST						
GRANTEE: BLUME STACEY E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W44 SFB=[YR=2010] N6 UOP=[YR=2010] N4 W12 S4 E12$ W12 S6 E12$ W12 S27 E23 FOP=[YR=1995] S12 E23 N12 W23$ E33 N27$.

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	0810	CONCRETE A	0	50	10	15	150.00	SF	6.50	6.50	100	1997	1997	3	72	702	
2	0680	POLE SHED	0	50	15	36	540.00	SF	10.00	10.00	100	1997	1997	3	24	1,296	
3	0350	CARPORT WD	0	50	15	11	165.00	SF	13.00	13.00	100	1997	1997	3	20	429	
4	0200	BARN WD 0-	0	50	24	24	576.00	SF	20.00	20.00	100	1997	1997	3	24	2,765	
5	0200	BARN WD 0-	0	50	24	13	312.00	SF	20.00	20.00	100	1997	1997	3	24	1,498	
6	0350	CARPORT WD	0	50	10	24	240.00	SF	13.00	13.00	100	1997	1997	3	20	624	

LAND DESCRIPTION

TOTAL OB/XF 7,314

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	005000	C	AGRICULTURAL	50		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	78,000							

REVIEW DATE 05/11/2020 BY KBA Total Acres: 5.00 Total Land Value: 45,760 Market: 78,000 Agricultural: 760 Common: 45,000 PRINTED 07/30/2025 BY SYS