PT N1/2 OF NW1/4 SEC 19-2N-25E
PAR 27
IN OR 2299/1239

FERGUSON MARTIN LEE & SHERRY KAY
450633 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

19-2N-25-0000-0027-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
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	05	Quality Level 05

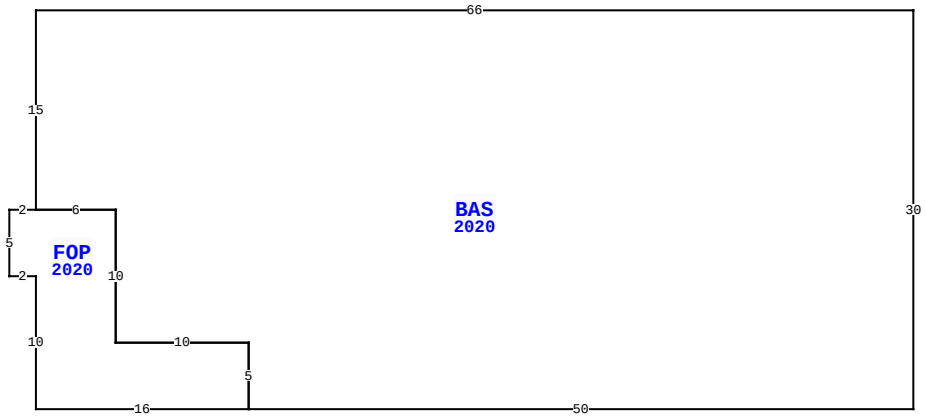
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2020	1,840	207,536
FOP	150	30	2020	45	5,076
TOTALS	1,990			1,885	212,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,885	136.8000	116.28	219,188	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2021 Heated Area: 1840 HX Base Yr 2021



450633 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,230
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,764
TOTAL MARKET VALUE		369,994
SOH/AGL Deduction		143,478
ASSESSED VALUE		226,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,794
TOTAL JUST VALUE		369,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008953	CO ISSUED	0	01/04/2021
20010576	GARAGE	79,695	11/02/2020
20008953	MH MOVE-ON	0	09/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1239	8/21/2019	WD	Q	V	02	70,500
GRANTOR: SIMMONS STEPHEN D & R						
GRANTEE: FERGUSON MARTIN LEE						
1870/0420	7/23/2013	WD	Q	V	02	30,000
GRANTOR: JOHNSON JOHN K & TAMM						
GRANTEE: SIMMONS STEPHEN DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S15 FOP=[YR=2020] W2 S5 E2 S10 E16 N5 W10 N10 W6$ E6 S10 E10 S5 E50 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

LAND DESCRIPTION

TOTAL OB/XF 0

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	10.92	AC		1.00	1.00	0.60	19,500.00	11,700.00	127,764							

REVIEW DATE 01/07/2021 BY KB Total Acres: 10.92 Total Land Value: 127,764 Market: 0 Agricultural: 0 Common: 127,764 PRINTED 07/30/2025 BY SYS

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PAR 27
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

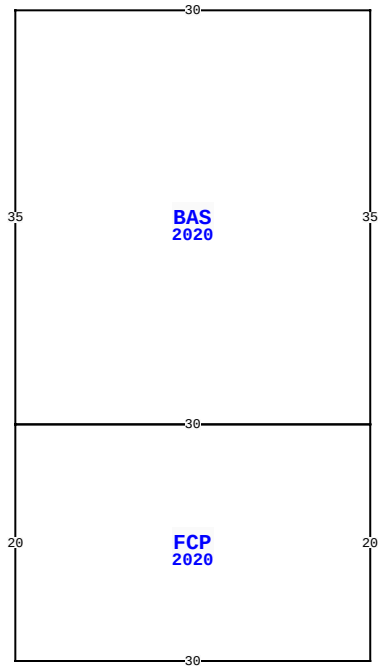
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2020	1,050	25,916
FCP	600	25	2020	150	3,703
TOTALS	1,650			1,200	29,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	25.71	30,852	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2021 Heated Area: 1050 HX Base Yr 2021



450633 OLD DIXIE HWY, CALLAHAN

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GRANTEE: FERGUSON MARTIN LEE						
1870/0420	7/23/2013	WD	Q	V	02	30,000
GRANTOR: JOHNSON JOHN K & TAMM						
GRANTEE: SIMMONS STEPHEN DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S35 FCP=[YR=2020] S20 E30 N20 W30$ E30 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/07/2021 BY KB Total Acres: 10.92 Total Land Value: 127,764 Market: 0 Agricultural: 0 Common: 127,764 PRINTED 07/30/2025 BY SYS