IN OR 2480/1536
BEING EXHIBIT A
EX 33-23

KING TIFFANY G
450225 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

19-2N-25-0000-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

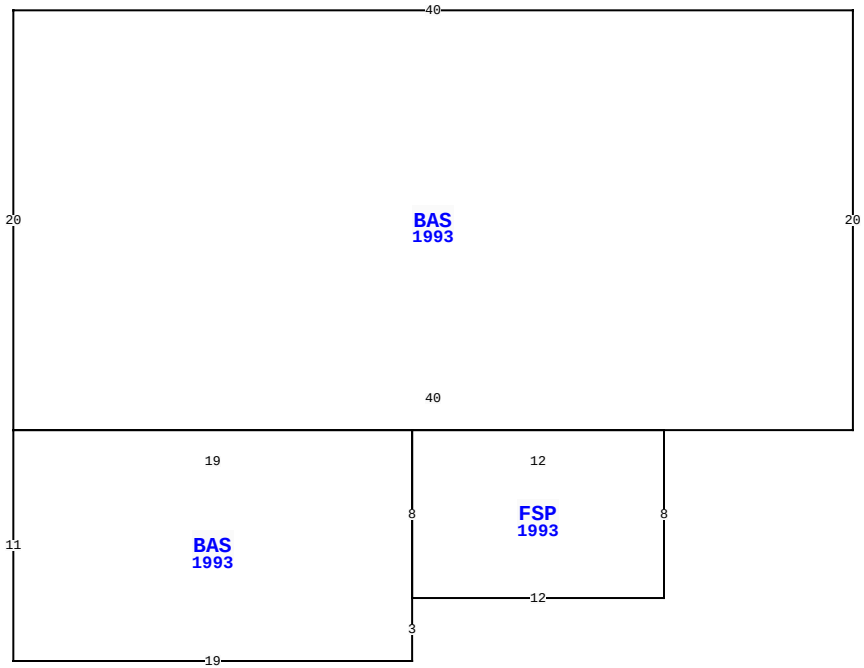
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100	1993	209	19,767
BAS	800	100	1993	800	75,665
FSP	96	40	1993	38	3,594
TOTALS	1,105			1,047	99,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,047	122.0400	122.04	127,776	1963	1975	0	0	0	22.50	77.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1009 HX Base Yr 2024



450225 OLD DIXIE HWY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,026
TOTAL MARKET OB/XF VALUE		2,214
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		146,240
SOH/AGL Deduction		10,642
ASSESSED VALUE		135,598
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,876
TOTAL JUST VALUE		146,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-11864	REROOF	8,000	09/18/2023
E963341	REMODEL	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2480/1536	6/10/2021	WD	U	I	11	100
GRANTOR: KIBLER GWENDOLYN						
GRANTEE: KIBLER GWENDOLYN &						
2469/0965	6/10/2021	WD	U	I	11	100
GRANTOR: KIBLER GWENDOLYN						
GRANTEE: KIBLER GWENDOLYN &						

BUILDING NOTES

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	0350	CARPORT WD	0	100	24	36	704.00	SF	13.00	13.00	100	1990	1990	3	20	1,830	
2	1242	WD DECK A	0	100	12	16	192.00	SF	10.00	10.00	100	1996	1996	3	20	384	

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 BAS=[YR=1993] S11 E19 N3 FSP=[YR=1993] E12 N8 W12 S8 $ N8 W19 $ E40 N20 $.

LAND DESCRIPTION

TOTAL OB/XF 2,214

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 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS