IN OR 2079/772

TRAUTMAN DAWN LOUISE & ERIC
450343 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

19-2N-25-0000-0033-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

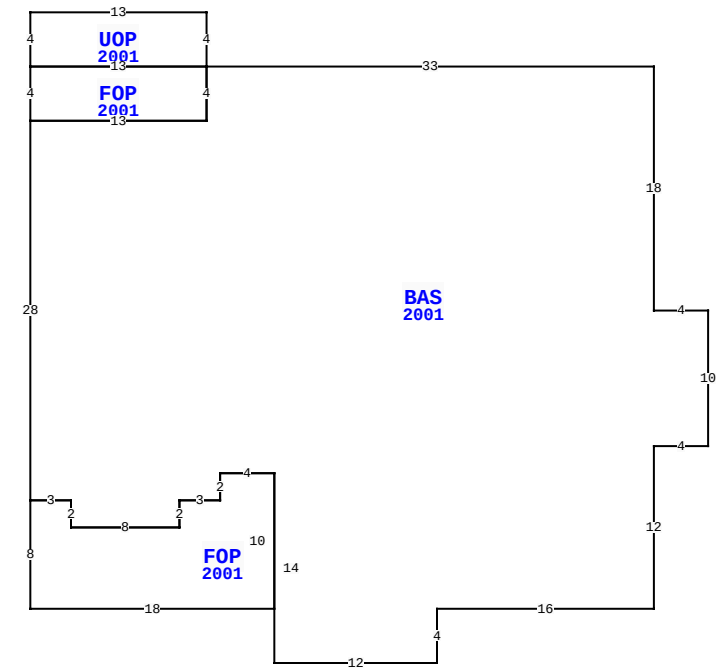
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,740	100	2001	1,740	206,161
FOP	52	30	2001	16	1,896
FOP	136	30	2001	41	4,858
UOP	52	20	2001	10	1,185
TOTALS	1,980			1,807	214,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	98.1000	129.49	233,988	2001	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2017 Heated Area: 1740 HX Base Yr 2017



450343 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		214,099
TOTAL MARKET OB/XF VALUE		12,859
TOTAL LAND VALUE - MARKET		72,000
TOTAL MARKET VALUE		298,958
SOH/AGL Deduction		159,383
ASSESSED VALUE		139,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,853
TOTAL JUST VALUE		298,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,053

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10611	REROOF	15,000	08/01/2023
M000781	H/AC	0	05/01/2001
B007810	NEW CONSTR	110,240	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/0772	10/21/2016	SW	Q	I	01	174,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: TRAUTMAN DAWN LOUIS						
2042/1117	4/20/2016	SW	U	I	12	42,500
GRANTOR: WELLS FAQRGO FINANCIA						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W4 N18 W33 UOP=[YR=2001] N4 W13 S4
FOP=[YR=2001] S4 E13 N4 W13 $ E13 $ S4 W13 S28 FOP=[YR=2001]
S8 E18 N10 W4 S2 W3 S2 W8 N2 W3 $ E3 S2 E8 N2 E3 N2 E4 S14
E12 N4 E16 N12 E4 N10 $.

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	0812	CONCRETE C	0	100	0	0	3,653.00	SF	4.00	4.00	100	2008	2008	3	88	12,859	

LAND DESCRIPTION

TOTAL OB/XF 12,859

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	3.00	AC		1.00	1.00	0.80	30,000.00	24,000.00	72,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 3.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 07/30/2025 BY SYS