IN OR 1746/328
1998 MERI DW/MH

SIMMONS WILLIAM E & JESSIE
450329 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

19-2N-25-0000-0033-0080

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

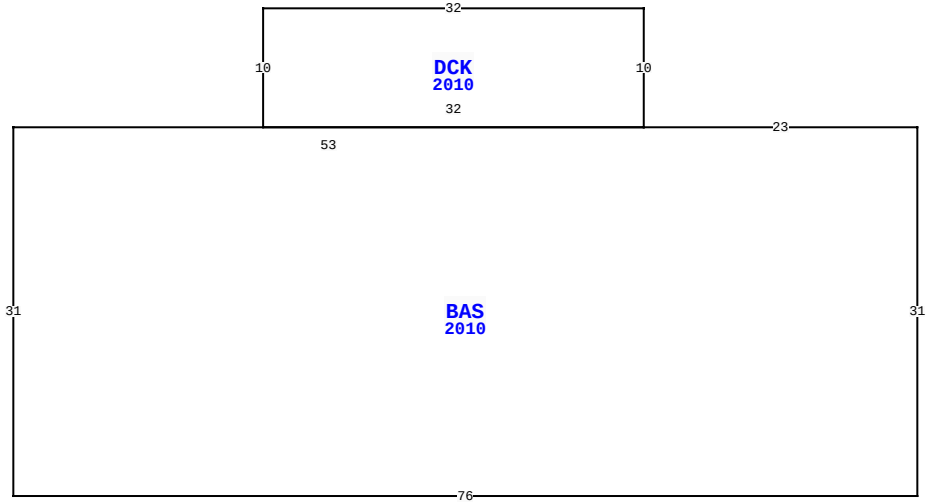
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2010	2,356	84,750
DCK	320	15	2010	48	1,727
TOTALS	2,676			2,404	86,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,404	105.8000	89.93	216,192	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



450329 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	86,477
TOTAL MARKET OB/XF VALUE	9,832
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	168,309
SOH/AGL Deduction	21,731
ASSESSED VALUE	146,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,578
TOTAL JUST VALUE	168,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982327	MH MOVE-ON	0	08/01/1998
7860	MH MOVE-ON	30,000	07/05/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1746/0328	7/05/2011	WD	U	I	30	100
GRANTOR: HARRIS FRANK L						
GRANTEE: SIMMONS WILLIAM E &						
1721/0238	1/12/2011	WD	U	I	11	55,000
GRANTOR: VANDERBILT MORTGAGE F						
GRANTEE: HARRIS FRANK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W23 DCK=[YR=2010] N10 W32 S10 E32$ W53 S31 E76 N31$.

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	0	20	3	60.00	SF	6.50	6.50	100	2005	2005	3	84	328	
2	0812	CONCRETE C	1	0	0	0	2,400.00	SF	4.00	4.00	100	2023	2022		99	9,504	

LAND DESCRIPTION

TOTAL OB/XF 9,832

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		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