PT OF SW1/4 OF SE1/4 & PT OF
SE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 1627/1796

SARES ROBERT T JR
450204 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

19-2N-25-0000-0114-0000

BUILDING CHARACTERISTICS

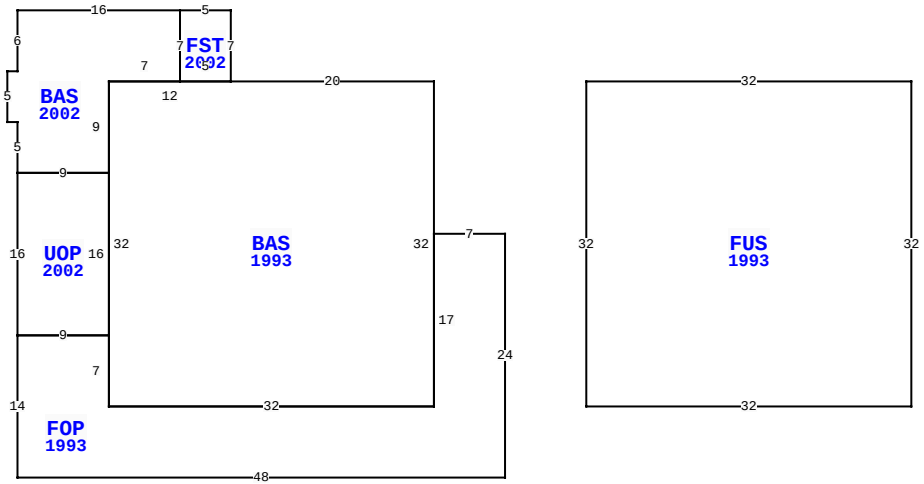
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,024	100	1993	1,024	96,025
BAS	198	100	2002	198	18,568
FOP	518	30	1993	155	14,535
FST	35	55	2002	19	1,781
FUS	1,024	100	1993	1,024	96,025
UOP	144	20	2002	29	2,719
TOTALS	2,943			2,449	229,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,449	135.1812	135.18	331,056	1950	1980	0	0	0	30.63	69.37

1 SINGLE FAM – 100% - 2010 Heated Area: 2246 HX Base Yr 2010



450204 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0511	GARAGE CB-	0	100	15	28	420.00	SF	40.00	40.00	100	1987	1987	3	49.5	8,316	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1950	1950	3	20	700	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	229,654
TOTAL MARKET OB/XF VALUE	9,016
TOTAL LAND VALUE - MARKET	95,400
TOTAL MARKET VALUE	334,070
SOH/AGL Deduction	181,630
ASSESSED VALUE	152,440
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	101,718
TOTAL JUST VALUE	334,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M14782	MECH OTHER	0	08/01/2009
B22774	REMODEL	7,700	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1627/1796	6/30/2009	WD	Q	I	03	75,000
GRANTOR: DIXON JOSEPH KENNETH						
GRANTEE: SARES ROBERT T JR						
1148/1003	6/26/2003	WD	U	I	23	85,000
GRANTOR: PAULY BUFFY ANN						
GRANTEE: DIXON JOSEPH & FRAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FST=[YR=2002] N7 W5 BAS=[YR=2002] W16 S6 W1 S5 E1 S5 UOP=[YR=2002] S16 FOP=[YR=1993] S14 E48 N24 W7 S17 W32 N7 W9 $ E9 N16 W9 $ E9 N9 E7 N7 $ S7 E5 $ W12 S32 E32 N32 $ PTR= E15 FUS=[YR=1993] E32 S32 W32 N32 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 9,016

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		OR	0.00	0.00	3.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	95,400							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 3.18 Total Land Value: 95,400 Market: 0 Agricultural: 0 Common: 95,400 PRINTED 07/30/2025 BY SYS