IN DB 254 PG 301 CO REC

RAULERSON LOVETT
450168 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2025

19-2N-25-0000-0119-0000

BUILDING CHARACTERISTICS

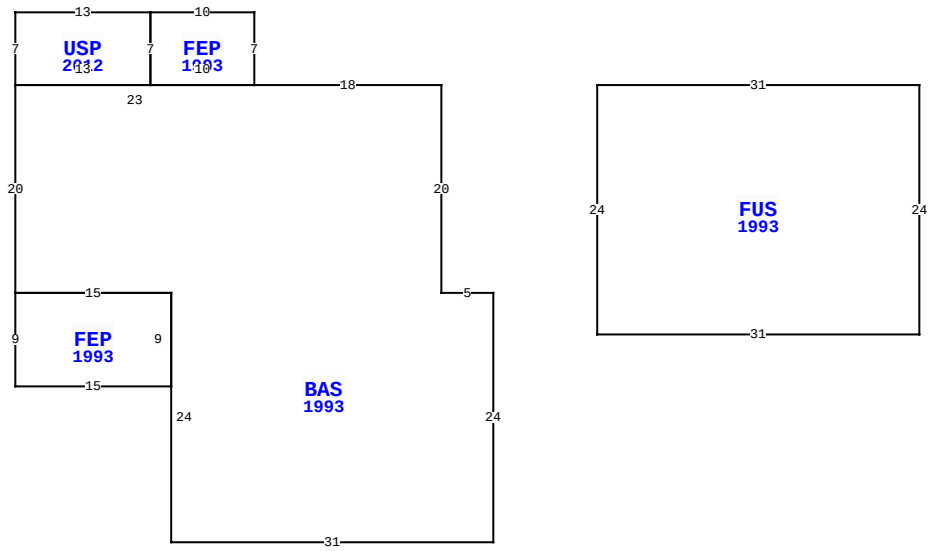
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,564	100	1993	1,564	106,979
FEP	70	80	1993	56	3,830
FEP	135	80	1993	108	7,388
FUS	744	100	1993	744	50,890
USP	91	30	2012	27	1,847
TOTALS	2,604			2,499	170,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,499	87.8400	87.84	219,512	1957	1975	0	0	0	22.13	77.87

1 SINGLE FAM – 100% - 0 Heated Area: 2308 HX Base Yr



450168 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		170,934
TOTAL MARKET OB/XF VALUE		1,299
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		217,233
SOH/AGL Deduction		108,273
ASSESSED VALUE		108,960
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,238
TOTAL JUST VALUE		217,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=1993] N7 W10 USP=[YR=2012] W13 S7 E13 N7$ S7 E10$ W23S20 FEP=[YR=1993] S9 E15 N9 W15$ E15 S24E31 N24 W5 N20$ PTR = E15 FUS=[YR=1993] E31 S24 W31 N24$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	51.5	1,030	
2	0511	GARAGE CB-	0	100	8	14	112.00	SF	8.00	8.00	100	1980	1980	3	30	269	

LAND DESCRIPTION

TOTAL OB/XF 1,299

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 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS