PT OF LOTS 19 20 & 29 E OF RD
PT OR 1287/406 EX S-1
SUB OF SE1/4 OF NW1/4

WATTERSON ERICA W
450464 OLD DIXIE HWY
CALLAHAN, FL 32011

2025

19-2N-25-3020-0019-0000

BUILDING CHARACTERISTICS

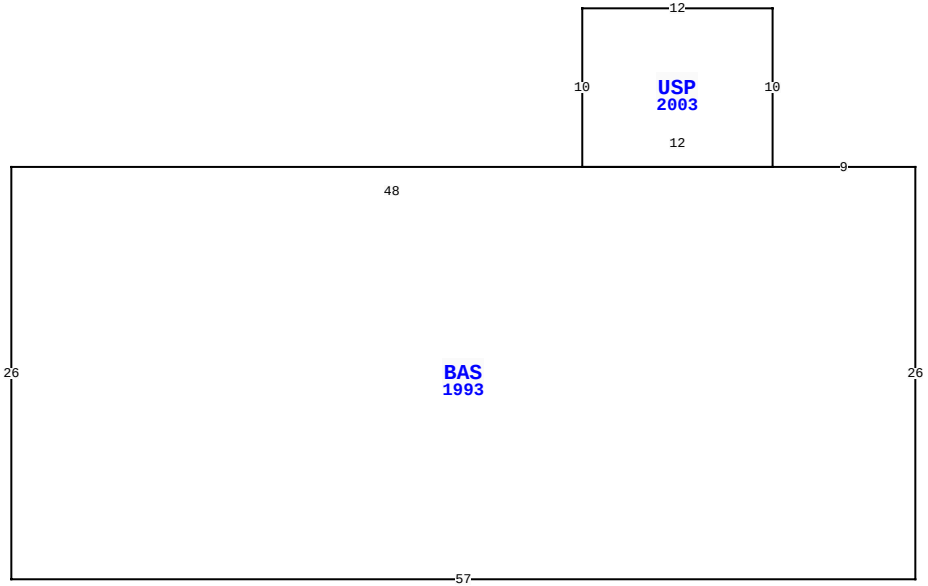
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD 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	1,482	100	1993	1,482	93,540
USP	120	30	2003	36	2,273
TOTALS	1,602			1,518	95,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,518	92.8200	92.82	140,901	1966	1975	0	0	0	32.00	68.00

1 SINGLE FAM – 100% - 2006 Heated Area: 1482 HX Base Yr 2006



450464 OLD DIXIE HWY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,813
TOTAL MARKET OB/XF VALUE		2,261
TOTAL LAND VALUE - MARKET		52,200
TOTAL MARKET VALUE		150,274
SOH/AGL Deduction		76,063
ASSESSED VALUE		74,211
TOTAL EXEMPTION VALUE	HX HB	49,211
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		150,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3181	N/A	10,760	02/12/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0406	1/12/2005	WD	Q	I		75,000
GRANTOR: REEVES ROLLAND & DORO						
GRANTEE: WATTERSON ERICA W						
0211/0633	1/01/1976	WD	Q	V		3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 USP=[YR=2003] N10 W12 S10 E12 $ W48 S26 E57 N26 $.

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	0300	BOAT DCK W	0	100	0	0	128.00	SF	28.00	28.00	100	1987	1987	3	20	717	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	17.50	17.50	100	1980	1980	3	20	1,400	
3	1242	WD DECK A	0	100	0	0	60.00	SF	10.00	10.00	100	2006	2006	3	24	144	

LAND DESCRIPTION

TOTAL OB/XF 2,261

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	1.16	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,200							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.16 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 07/30/2025 BY SYS