

PT FRACL NW1/4 OF
SEC 29-2N-25E IN OR 1320/1281
(EX UTIL ESMT IN OR 1836/29)

WEST NASSAU HISTORICAL SOCIETY INC
PO BOX 1758
CALLAHAN, FL 32011

2025

29-2N-25-0000-0065-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																				
Exterior Wall	06	BD/BATTEN 100	8901	04	2,262	73.0590	125.30	283,429	1916	1965	0	0	0	50.00	50.00	VALUATION SUMMARY																			
Roof Structur	04	WOOD TRUSS 100	1 GOV'T BLDG - 0% - 0														Heated Area: 1895																		
Roof Cover	12	MODULAR MT 100															HX Base Yr																		
Interior Wall	02	WALL BD/WD 50																																	
Interior Wall	05	DRYWALL 50																																	
Interior Floo	09	PINE WOOD 100																																	
Ceiling	03	PART.FIN. 100																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Fixtures	02	WOOD FRAME 100																																	
Frame	02	WOOD FRAME 100																																	
Story Height		11 100																																	
RMS		3 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Occupancy	00	NONE 100																																	
Quality			03	Quality Level 03																															
DOR CODE			7900CULTURAL GROUPS																																
MAP NUM																	07																		
NEIGHBORHOOD/LOC			7001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,895	100	1993	1,895	118,722																														
DCK	670	10	1993	67	4,198																														
DCK	310	10	2007	31	1,942																														
FOP	270	30	1993	81	5,075																														
FOP	270	30	1993	81	5,075																														
STP	100	10	2007	10	627																														
STR	16	10	2007	2	126																														
STR	24	10	2007	2	126																														
UOP	213	20	2007	43	2,694																														
UOP	252	20	2007	50	3,133																														
TOTALS			4,020			2,262	141,714																												
EXTRA FEATURES						45383 DIXIE AV, CALLAHAN																													
L N	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	0	0	0	2,720.00	SF	4.00	4.00	100	1990	1990	3	57	6,202																			
2	0810	CONCRETE A	0	0	0	0	341.00	SF	6.50	6.50	100	2000	2000	3	77	1,707																			
3	0803	ASPHALT C	0	0	0	0	7,084.00	SF	2.00	2.00	100	2000	2000	3	50	7,084																			
4	0400	CONC CURB	0	0	0	0	10.00	LF	15.00	15.00	100	2000	2000	3	83	125																			
5	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2000	2000	3	20	200																			
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	1,214																			
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2000	2000	3	48	240																			
8	0444	BOX FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2000	2000	3	20	29																			
9	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2008	2008	3	31	1,488																			
10	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2010	2010	3	40	1,920																			
LAND DESCRIPTION						TOTAL OB/XF														20,209															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	007900	C	CULTURAL	0	0003	CG -	C 0.00	0.00	47,916.00	SF		1.00	1.00	1.00	4.00	4.00	191,664																		
REVIEW DATE 02/17/2022 BY KK Total Acres: 1.10 Total Land Value: 191,664 Market: 0 Agricultural: 0 Common: 191,664 PRINTED 07/30/2025 BY SYS																																			

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