

BLOCK 5 PT LOTS 2 & 3
EX SW 5 FT
IN OR 1938/1692

MARSH SUE B L/E/
P O BOX 56
CALLAHAN, FL 32011-0056

2025

29-2N-25-3120-0004-0000



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 1															
Exterior Wall	30	VINYL 80	0100	01	3,873	104.1210	104.12	403,257	1939	1985	0	0	0	19.09	80.91	VALUATION SUMMARY														
Exterior Wall	20	FACE BRICK 20	1 SINGLE FAM - 100% - 0													Heated Area: 2680														
Roof Structure	03	GABLE/HIP 100														HX Base Yr														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floor	14	CARPET 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
Bathrooms		1.5 100																												
Frame	02	WOOD FRAME 100																												
Stories		1. 100																												
Units		0 100																												
BUD8 Adjustme	01	DIST CA 100																												
Occupancy	00	NONE 100																												
Quality			06	Quality Level 06																										
DOR CODE			0100	SINGLE FAMILY																										
MAP NUM			MKT AREA													07														
NEIGHBORHOOD/LOC			7001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAL	100	15	2008	15	1,264																									
BAS	1,732	100	1993	1,732	145,910																									
BAS	447	100	2008	447	37,657																									
BAS	501	100	2008	501	42,206																									
FOP	116	30	1993	35	2,948																									
FOP	128	30	1993	38	3,202																									
FOP	230	30	1993	69	5,813																									
FOP	336	30	2008	101	8,508																									
FST	305	55	1993	168	14,153																									
PTO	585	5	2008	29	2,443																									
TOTALS			6,091		3,873	326,275																								
EXTRA FEATURES						45364 DIXIE AVE, 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	100	0	0	2,559.00	SF	4.00	4.00	100	1970	1970	3	20	2,047														
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	20.10	20.10	100	1980	1980	3	20	322														
3	0810	CONCRETE A	0	100	0	0	396.00	SF	6.50	6.50	100	1991	1991	3	59.5	1,532														
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1952	1952	3	20	400														
5	1242	WD DECK A	0	100	4	26	104.00	SF	10.00	10.00	100	1991	1991	3	20	208														
6	0680	POLE SHED	0	100	8	16	128.00	SF	10.00	10.00	100	1991	1991	3	20	256														
7	0680	POLE SHED	0	100	22	18	396.00	SF	10.00	10.00	100	1991	1991	3	20	792														
TOTAL OB/XF 5,557																														
LAND DESCRIPTION																														
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													
1	000100	C	RES	100	0006	MU	105.00	210.00	105.00	FF		1.00	1.00	1.00	700.00	700.00	73,500													
REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 73,500 Market: 0 Agricultural: 0 Common: 73,500 PRINTED 07/30/2025 BY SYS																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1938/1692	9/22/2014	WD	U	I	11	100

GRANTOR: MARSH CRAIG & SUE B
GRANTEE: MARSH EDMUND STEVEN

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2008] W23 S4 UST=[YR=1993] S26 E4 FST=[YR=1993] S10 W4 S5 FOP=[YR=2008] W8 S12 PTO=[YR=2008] W39 S15 BAS=[YR=2008] S9 BAS=[YR=1993] S22 E4 S32 FOP=[YR=1993] S8 E15 N4 W1 N4 W14\$ E14 S4 E16 N36 E5 FOP=[YR=1993] E8 UGR=[YR=1993] E23 N27 BAS=[YR=2008] N21 FOP=[YR=1993] N10 W23 S10 E23\$ W23 S18 UST=[YR=1993] S6 E8 N6 W8\$ E12 S3 E11\$ W11 N3 W4 S6 W8 S24\$ N16 W8 S16\$ N16 W25 N6 W14\$ E14 S6 E25 N15 W39\$ E39 N15\$ S30 E8 N42\$ E23 N15 W19\$ E19 N26 W23\$ E23 N4\$ PTR=N15 UUS=[YR=2008] N24 BAL=[YR=2008] N10 E10 S10 W10\$ E11 S24 W11\$ S15\$.