BLOCK 6 LOTS 2 3 & PT OF 1 & 4
L/E OR 234 PG 539
OR 678 PG 1400

RAY MARY R
PO BOX 33
CALLAHAN, FL 32011-0033

2025

29-2N-25-3120-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

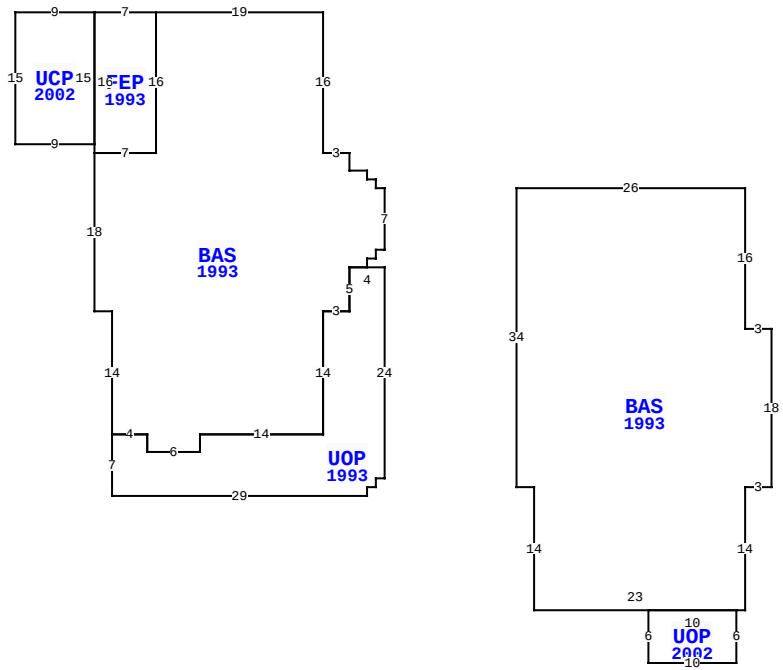
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	1,212	100	1993	1,212	56,180
BAS	1,274	100	1993	1,274	59,054
FEP	112	80	1993	90	4,172
UCP	135	20	2002	27	1,252
UOP	320	20	1993	64	2,966
UOP	60	20	2002	12	556
TOTALS	3,113			2,679	124,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,679	83.5200	83.52	223,750	1910	1950	0	0	0	44.50	55.50

1 SINGLE FAM – 100% - 1989 Heated Area: 2486 HX Base Yr 1989



45324 DIXIE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		124,181
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		114,800
TOTAL MARKET VALUE		241,081
SOH/AGL Deduction		186,060
ASSESSED VALUE		55,021
TOTAL EXEMPTION VALUE	HX HB	30,021
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		241,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2799	REPAIR/RRF	2,040	06/01/2005
2321	REPAIR/RRF	0	12/04/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0678/1400	4/12/1993	WD	Q	I	01	100
GRANTOR: RAY HOLLIS JR & MARY						
GRANTEE: RAY HOLLIS JR & MAR						
0234/0539	3/01/1977	LE	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N1 W1 N1 W2 N2 W3 N16 W19 FEP=[YR=1993] W7 UCP=[YR=2002] W9 S15 E9 N15 $ S16 E7 N16 $ S16 W7 S18 E2 S14 UOP=[YR=1993] S7 E29 N1 E1 N1 E1 N24 W4 S5 W3 S14 W14 S2 W6 N2 W4 $ E4 S2 E6 N2 E14 N14 E3 N5 E2 N1 E1 N1 E1 N7 $ PTR= E15 BAS=[YR=1993] E26 S16 E3 S18 W3 S14 W1 UOP=[YR=2002] S6 W10 N6 E10 $ W23 N14 W2 N34 $ 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	0510	GARAGE WD-	0	100	20	15	300.00	SF	35.00	35.00	100	1985	1985	3	20	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0006	MU	164.00	210.00	164.00	FF		1.00	1.00	1.00	700.00	700.00	114,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 114,800 Market: 0 Agricultural: 0 Common: 114,800 PRINTED 07/30/2025 BY SYS