BLK 2 PT LOT 1
IN OR 2604/547
JEHU BOOTHE SURVEY PBK 1/29

DARABOS JORDAN MAX & BROOKE LINDSEY
45300 DIXIE AVENUE
CALLAHAN, FL 32011

2025

29-2N-25-3120-0018-0000

BUILDING CHARACTERISTICS

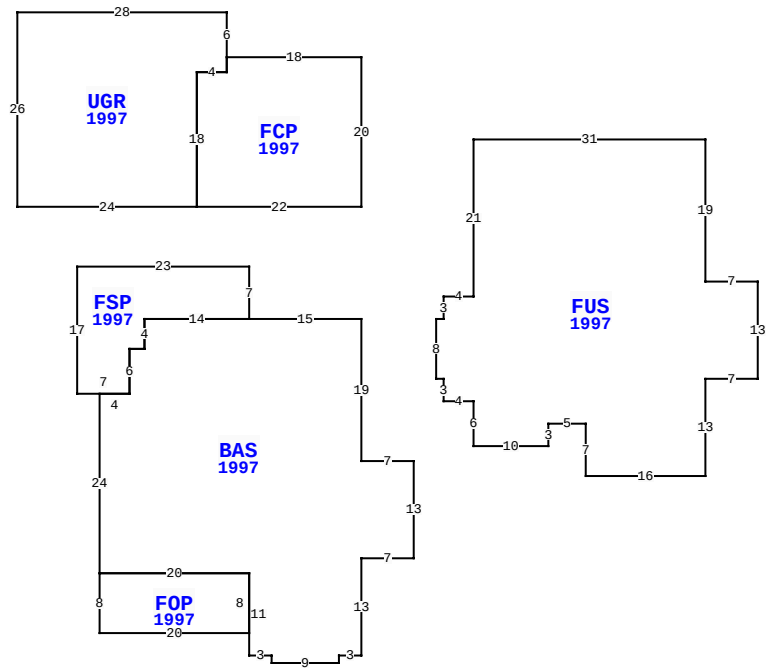
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	12	MODULAR MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,407	100	1997	1,407	191,962
FCP	432	25	1997	108	14,735
FOP	160	30	1997	48	6,549
FSP	239	40	1997	96	13,098
FUS	1,475	100	1997	1,475	201,240
UGR	656	45	1997	295	40,248
TOTALS	4,369			3,429	467,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,429	113.8914	150.34	515,516	1997	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2024 Heated Area: 2882 HX Base Yr 2024



45300 DIXIE AVE, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		467,831
TOTAL MARKET OB/XF VALUE		26,416
TOTAL LAND VALUE - MARKET		57,400
TOTAL MARKET VALUE		551,647
SOH/AGL Deduction		4,407
ASSESSED VALUE		547,240
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		496,518
TOTAL JUST VALUE		551,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4621R	REPAIR/RRF	0	11/07/2022
E2595	NEW CONSTR	0	04/17/2003
B?	SWIM POOL	0	04/01/2003
2034	NEW CONSTR	100,000	01/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/0547	11/21/2022	WD	Q	I	01	550,000
GRANTOR: HIGGINBOTHAM ALBERT L						
GRANTEE: DARABOS JORDAN MAX						
1359/0254	10/17/2005	WD	Q	I		351,000
GRANTOR: KRINER GARY L & THERE						
GRANTEE: GRAHAM SHARI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W15 FSP=[YR=1997] N7 W23 S17 E7 N6 E2 N4 E14$ W14 S4 W2 S6 W4 S24 FOP=[YR=1997] S8 E20 N8 W20$ E20 S11 E3 S1 E9 N1 E3 N13 E7 N13 W7 N19$ PTR=E10 FUS=[YR=1997] E1 N3 E4 N21 E31 S19 E7 S13 W7 S13 W16 N7 W5 S3 W10 N6 W4 N3 W1 N8$ W10$ PTR=N15 FCP=[YR=1997] N20 W18 UGR=[YR=1997] N6 W28 S26 E24 N18 E4 N2$ S2 W4 S18 E22$ S15$.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	5,530	
2	0812	CONCRETE C	0	100	0	0	1,783.00	SF	4.00	4.00	100	1997	1997	3	72	5,135	
3	0861	POOL GUNIT	0	100	28	16	448.00	SF	85.00	85.00	100	2003	2003	3	29	11,043	
4	0845	KOOL DECK	0	100	0	0	792.00	SF	7.25	7.25	100	2003	2003	3	82	4,708	

LAND DESCRIPTION

TOTAL OB/XF 26,416

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	82.00	144.00	82.00	FF		1.00	1.00	1.00	700.00	700.00	57,400							

REVIEW DATE 05/06/2020 BY KBA Total Acres: 0.00 Total Land Value: 57,400 Market: 0 Agricultural: 0 Common: 57,400 PRINTED 07/30/2025 BY SYS