BLK 2 PT LOT 3 IN OR 2260/410
JEHU BOOTHE SURVEY PBK 1/29
{A/K/A BLK 9 PT LOTS 1,2,3 & 4

VEST EDNA & ANTHONY
45202 DIXIE AVE
CALLAHAN, FL 32011

2025

29-2N-25-3120-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

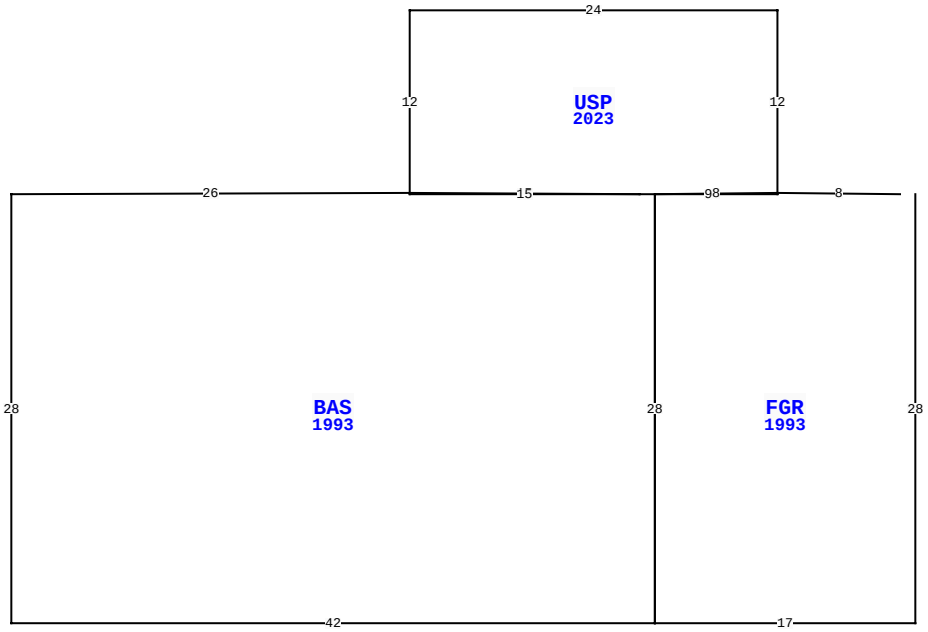
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,178	100	1993	1,178	119,732
FGR	477	55	1993	262	26,630
USP	288	30	2023	86	8,741
TOTALS	1,943			1,526	155,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	112.0000	112.00	170,912	1993	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2020 Heated Area: 1178 HX Base Yr 2020



45202 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		155,103
TOTAL MARKET OB/XF VALUE		3,436
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		213,139
SOH/AGL Deduction		80,727
ASSESSED VALUE		132,412
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,690
TOTAL JUST VALUE		213,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P22-4627	REMODEL	0	12/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2260/0410	2/08/2019	WD	Q	I	02	140,000
GRANTOR: LYNCH CHRISTOPHER M D						
GRANTEE: VEST EDNA & ANTHONY						
1996/1713	7/20/2015	SW	U	I	12	93,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LYNCH CHRISTOPHER M						

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	0810	CONCRETE A	0	100	0	0	826.00	SF	6.50	6.50	100	1993	1993	3	64	3,436	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-17,0] U0.1L15 D0.1L26 S28 E42 N28 $
FGR=[YR=1993;ORIG=0,0] U0.1L8 D0.1L8 S28 E17 N28 $
USP=[YR=2023;ORIG=-32,-12] E24 S12 W9 W15 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,436

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	78.00	210.00	78.00	FF		1.00	1.00	1.00	700.00	700.00	54,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 07/30/2025 BY SYS