PT SE1/4 OF SEC 32-2N-25E & PT
OF SW1/4 OF SEC 33-2N-25E IN
OR 2382/714

DIXIE DREAM STARTERS LLC
44449 WOODRIDGE DR
CALLAHAN, FL 32011

2025

33-2N-25-0000-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

44343 PEGASUS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,002
TOTAL MARKET VALUE	225,002
SOH/AGL Deduction	80,074
ASSESSED VALUE	144,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,928
TOTAL JUST VALUE	225,002
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004929	NW COM 505	579,488	05/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0714	8/05/2020	WD	Q	V	01	150,000
GRANTOR: BURKE-HALL LESLIE C F						
GRANTEE: DIXIE DREAM STARTER						
1931/0663	7/23/2014	QC	U	V	11	100
GRANTOR: LABTRUST LLC						
GRANTEE: BURKE LESLIE C						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		OR	0.00	0.00	98,881.00	SF		1.00	1.00	1.00	1.50	1.50	148,322							
2	000100	C	RES	0		OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	18,000.00	18,000.00	76,680							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 4.26 Total Land Value: 225,002 Market: 0 Agricultural: 0 Common: 225,002 PRINTED 07/30/2025 BY SYS