IN OR 1652/147
2010 KING DW/MH

HAILEY MAE/BROWN ARETHA
45875 DIXIE AVENUE
CALLAHAN, FL 32011

2025

51-2N-25-0000-0065-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

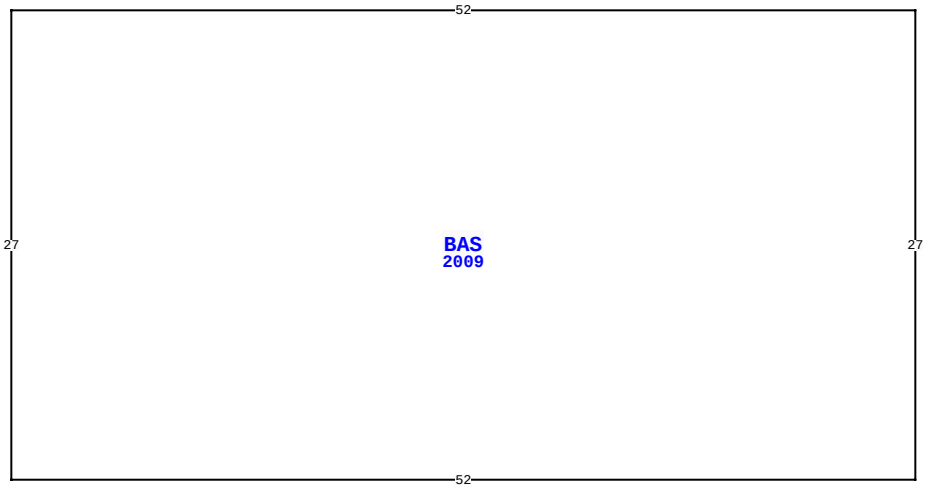
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2009	1,404	95,065
TOTALS	1,404			1,404	95,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	128.4800	109.21	153,331	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



45875 DIXIE AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	95,065
TOTAL MARKET OB/XF VALUE	1,615
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	123,680
SOH/AGL Deduction	20,048
ASSESSED VALUE	103,632
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,632
TOTAL JUST VALUE	123,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5238	CO ISSUED	0	01/07/2010
E22289	ELEC OTHER	0	12/01/2009
MHU5238	MH MOVE-ON	0	12/01/2009
M14962	H/AC	0	12/01/2009
P14062	OTHER	0	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1652/0147	11/25/2009	QC	U	V	11	100
GRANTOR: HAILEY MAE						
GRANTEE: HAILEY MAE & ARETHA						
1624/0897	5/26/2009	QC	U	V	11	100
GRANTOR: HAILEY MAE ETAL						
GRANTEE: HAILEY MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W52 S27 E52 N27$.

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	0	0	0	276.00	SF	6.50	6.50	100	2010	2010	3	90	1,615	

LAND DESCRIPTION

TOTAL OB/XF 1,615

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	0	0007	RL	0.00	0.00	0.60	AC		1.00	1.00	1.00	45,000.00	45,000.00	27,000							

REVIEW DATE 06/12/2020 BY KBA Total Acres: 0.60 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 07/30/2025 BY SYS