LOT 10
IN OR 530 PG 1037
ARTHUR JONES SURVEY OR 75/281

ATWATER CARL & RUBY
PO BOX 255
CALLAHAN, FL 32011-0255

2025

51-2N-25-4240-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

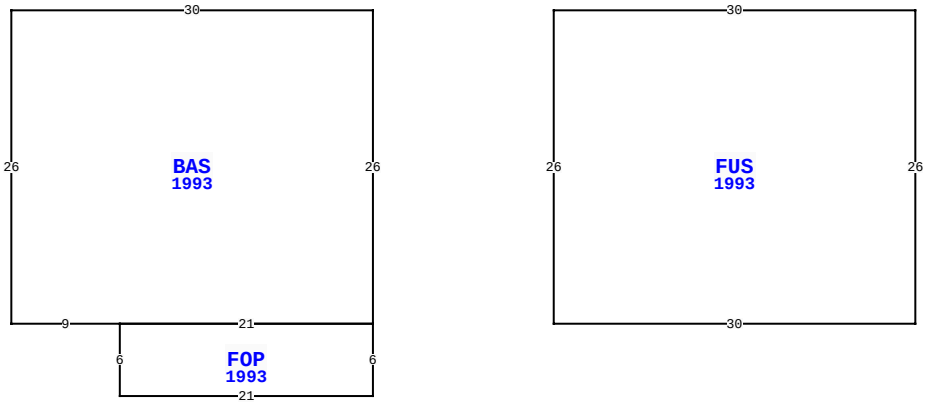
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	780	100	1993	780	73,495
FOP	126	30	1993	38	3,581
FUS	780	100	1993	780	73,495
TOTALS	1,686			1,598	150,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,598	111.1800	111.18	177,666	1988	1992	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 1986 Heated Area: 1560 HX Base Yr 1986



45868 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		150,572
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		8,000
TOTAL MARKET VALUE		158,572
SOH/AGL Deduction		71,088
ASSESSED VALUE		87,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,762
TOTAL JUST VALUE		158,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004628	REPAIR/RRF	6,155	07/01/2017
2832	H/AC	2,000	12/05/1988
3306	NEW CONSTR	0	11/29/1988
5353	NEW CONSTR	1,500	09/13/1988
5113	NEW CONSTR	48,357	08/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0530/1037	11/10/1987	WD	Q	V		1,200
GRANTOR: BECK PRISCILLA						
GRANTEE: ATWATER CARL & RUBY						
0118/0203	1/01/1971	TA	Q	I		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S26 E9 FOP=[YR=1993] S6 E21 N6 W21$ E21 N26$ PTR=E15 FUS=[YR=1993] E30 S26 W30 N26$ W15$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RL	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 05/12/2022 BY KBA Total Acres: 0.00 Total Land Value: 8,000 Market: 0 Agricultural: 0 Common: 8,000 PRINTED 07/30/2025 BY SYS