LOTS 12 & 13
IN OR 2155/384
ARTHUR JONES SURVEY OR 75/281

BENJAMIN MICHAEL J
45842 DIXIE AVE
CALLAHAN, FL 32011

2025

51-2N-25-4240-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	8026.00		

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

45842 DIXIE AVE, CALLAHAN

BLD DATE	05/20/2008 JW	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	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	16,500
SOH/AGL Deduction	1,870
ASSESSED VALUE	14,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,630
TOTAL JUST VALUE	16,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/0384	8/29/2017	QC	U	V	11	600
GRANTOR: SAUER ROSEMARY & GABR						
GRANTEE: BENJAMIN MICHAEL J						
2016/1299	11/22/2015	QC	U	I	11	2,600
GRANTOR: FINK MARK H						
GRANTEE: SAUER ROSEMARY & GA						

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
1	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1940	1940	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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		RL	0.00	0.00	2.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							

REVIEW DATE 05/10/2022 BY KBA Total Acres: 0.00 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 07/30/2025 BY SYS