PT OF SE1/4 OF SW1/4
IN OR 1207/521
R278383 & R278384

SWEAT SHARON M
452086 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2026

02-2N-24-0000-0003-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

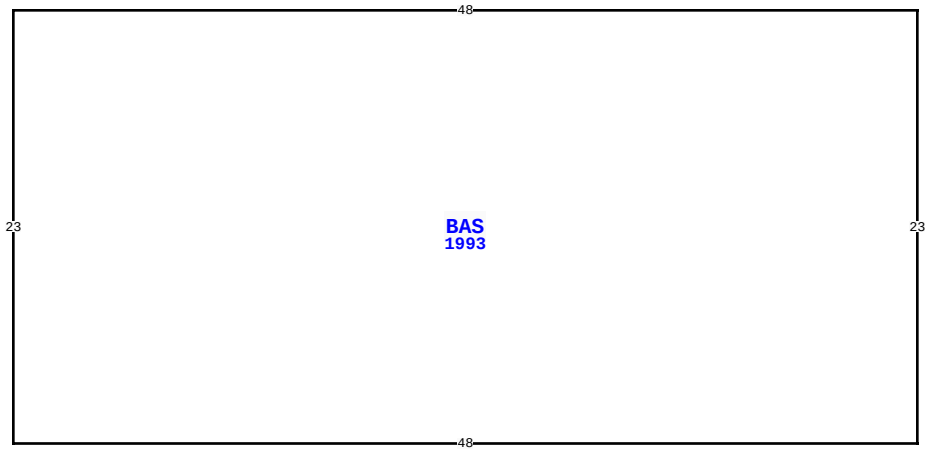
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	27,758
TOTALS	1,104			1,104	27,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,104	98.6000	83.81	92,526	1981	1981	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1104 HX Base Yr



452086 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		27,758
TOTAL MARKET OB/XF VALUE		3,110
TOTAL LAND VALUE - MARKET		79,600
TOTAL MARKET VALUE		110,468
SOH/AGL Deduction		72,096
ASSESSED VALUE		38,372
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,372
TOTAL JUST VALUE		110,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0521	2/10/2004	QC	Q	I	01	100
GRANTOR: SWEAT TOMMY J & SHARO						
GRANTEE: SWEAT SHARON M						
0640/0944	11/08/1991	WD	Q	I	01	100
GRANTOR: KENNEDY MAUDE L						
GRANTEE: SWEAT TOMMY & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S23 E48 N23$.

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	0752	USP	0	100	16	8	128.00	SF	15.00	15.00	100	2005	2005	3	32	614	
2	0350	CARPORT WD	0	100	30	32	960.00	SF	13.00	13.00	100	2000	2000	3	20	2,496	

LAND DESCRIPTION

TOTAL OB/XF 3,110

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	0004	OR	0.00	0.00	1.99	AC		1.00	1.00	1.00	40,000.00	40,000.00	79,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.99 Total Land Value: 79,600 Market: 0 Agricultural: 0 Common: 79,600 PRINTED 07/09/2026 BY SYS