SE1/4 OF NE1/4
W OF PUBLIC ROAD
IN OR 2452/514

IRBY GARY R & MICHELLE L
452475 OLD DIXIE HIGHWAY
CALLAHAN, FL 32011

2026

03-2N-24-0000-0003-0000

BUILDING CHARACTERISTICS

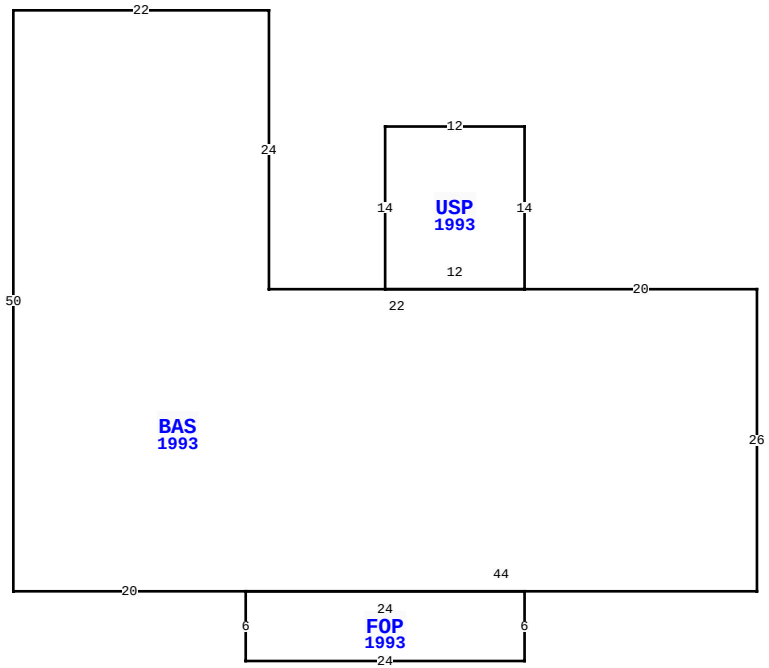
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	2,192	100	1993	2,192	180,131
FOP	144	30	1993	43	3,534
USP	168	30	1993	50	4,109
TOTALS	2,504			2,285	187,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,285	118.5800	124.51	284,505	1977	1977	0	0	0	34.00	66.00

1 SINGLE FAM 0% - 0 Heated Area: 2192 HX Base Yr



452435 OLD DIXIE HWY, CALLAHAN

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

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	0351	CARPORT MT	0	0	50	20	1,000.00	SF	10.00	10.00	100	1973	1973	3	20	2,000	
2	0681	POLE SHED	0	0	48	26	1,248.00	SF	15.00	15.00	100	1980	1980	3	20	3,744	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	36	1,260	
4	0681	POLE SHED	0	0	48	14	672.00	SF	15.00	15.00	100	2005	2005	3	32	3,226	
5	0300	BOAT DCK W	0	0	16	10	160.00	SF	40.00	40.00	100	2007	2007	3	40	2,560	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	187,773
TOTAL MARKET OB/XF VALUE	12,790
TOTAL LAND VALUE - MARKET	100,640
TOTAL MARKET VALUE	301,203
SOH/AGL Deduction	0
ASSESSED VALUE	301,203
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,203
TOTAL JUST VALUE	301,203
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972225	H/AC	0	03/01/1997
7947	XFOB	2,360	03/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2452/0514	4/14/2021	WD	Q	I	01	188,000
GRANTOR: PALMER CLYDE V						
GRANTEE: IRBY GARY R & MICHE						
1742/0682	5/10/2011	QC	U	I	11	100
GRANTOR: BUCCEKKA ROBERT P & M						
GRANTEE: PALMER CLYDE V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 USP=[YR=1993] N14 W12 S14 E12$ W22 N24 W22 S50 E20 FOP=[YR=1993] S6 E24 N6 W24$ E44 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 12,790

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	0006	OR	0.00	0.00	2.96	AC		1.00	1.00	1.00	34,000.00	34,000.00	100,640							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.96 Total Land Value: 100,640 Market: 0 Agricultural: 0 Common: 100,640 PRINTED 07/09/2026 BY SYS