PT OF SEC 12-2N-24E
IN OR 2390/392
(EX OR 2477/555)

DAVIDSON WYATT E & HEATHER D
451500 OLD DIXE HWY
CALLAHAN, FL 32011

2026

12-2N-24-0000-0003-0150

BUILDING CHARACTERISTICS

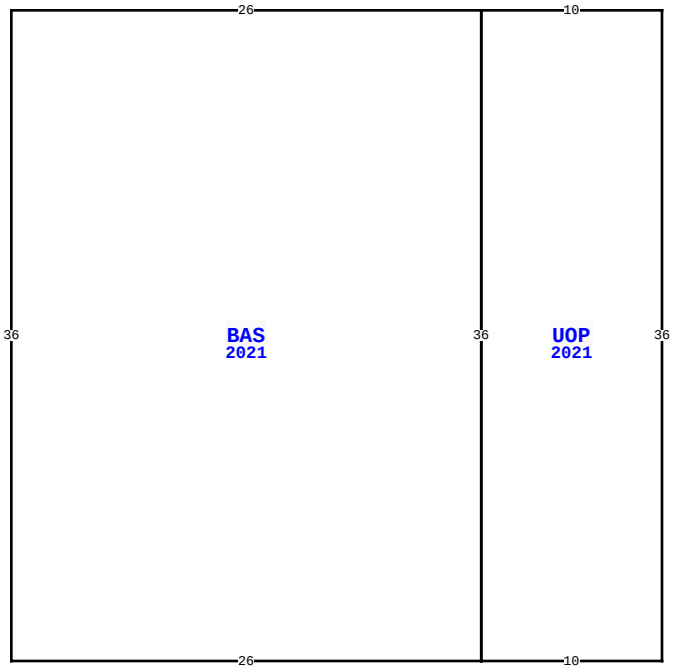
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 80
Interior Floo	01	NONE 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	6000	PASTURELAND 1
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	936	100	2021	936	14,215
UOP	360	20	2021	72	1,094
TOTALS	1,296			1,008	15,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	1,008	60.4854	16.33	16,461	2021	2021	0	0	0	7.00	93.00

1 BARNS 0% - 0 Heated Area: 936 HX Base Yr



OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	05/28/2025 KB

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	15,309
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	663,410
TOTAL MARKET VALUE	37,753
SOH/AGL Deduction	0
ASSESSED VALUE	37,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,753
TOTAL JUST VALUE	678,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	955,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0392	9/03/2020	QC	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: DAVIDSON WYATT E &						
2371/0464	6/24/2020	WD	Q	V	01	360,000
GRANTOR: GRAHAM SHARI T						
GRANTEE: DAVIDSON WYATT E &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W10 BAS=[YR=2021] W26 S36 E26 N36$ S36 E10 N36$.

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.25	AC		1.00	1.00	1.00	370.00	370.00	2,312							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	53.06	AC		1.00	1.00	1.00	370.00	370.00	19,632							
3	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	60.31	AC		1.00	1.00	1.00	11,000.00	11,000.00	663,410							

REVIEW DATE 01/01/2023 BY CD Total Acres: 60.31 Total Land Value: 22,444 Market: 663,410 Agricultural: 22,444 Common: 0 PRINTED 07/09/2026 BY SYS